LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area	Zone A - Zone 1 and Eastern Central Zone

No Units	4
Site Area	0.045 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£2,894,835	£2,660,593	£2,657,035	£2,653,872	£2,624,877	£2,556,346	£2,551,074

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£1,499,370	-£1,733,612	-£1,737,170	-£1,740,333	-£1,769,328	-£1,837,859	-£1,843,131

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£321,465	£87,223	£83,665	£80,502	£51,507	-£17,024	-£22,296

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£1,075,935	£841,693	£838,135	£834,972	£805,977	£737,446	£732,174

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, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£1,967,790	£1,733,548	£1,729,990	£1,726,827	£1,697,832	£1,629,301	£1,624,029

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		**Value Area**	**Zone A - Kings Cross Lower**

No Units	4
Site Area	0.045 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£2,894,835	£2,660,593	£2,657,035	£2,653,872	£2,624,877	£2,556,346	£2,551,074

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£1,499,370	-£1,733,612	-£1,737,170	-£1,740,333	-£1,769,328	-£1,837,859	-£1,843,131

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£321,465	£87,223	£83,665	£80,502	£51,507	-£17,024	-£22,296

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£1,075,935	£841,693	£838,135	£834,972	£805,977	£737,446	£732,174

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, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£1,967,790	£1,733,548	£1,729,990	£1,726,827	£1,697,832	£1,629,301	£1,624,029

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area	Zone A - Kings Cross Higher

No Units	4
Site Area	0.045 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£3,286,204	£3,045,702	£3,042,145	£3,038,983	£3,009,988	£2,941,456	£2,936,185

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£1,108,001	-£1,348,503	-£1,352,060	-£1,355,222	-£1,384,217	-£1,452,749	-£1,458,020

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£712,834	£472,332	£468,775	£465,613	£436,618	£368,086	£362,815

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£1,467,304	£1,226,802	£1,223,245	£1,220,083	£1,191,088	£1,122,556	£1,117,285

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£2,359,159	£2,118,657	£2,115,100	£2,111,938	£2,082,943	£2,014,411	£2,009,140

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses	
No Units	4
Site Area	0.045 Ha

Value Area	Zone A - Lower Cenral Zone	
Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£3,677,572	£3,430,813	£3,427,256	£3,424,093	£3,395,099	£3,326,567	£3,321,296

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£716,633	-£963,392	-£966,949	-£970,112	-£999,106	-£1,067,638	-£1,072,909

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£1,104,202	£857,443	£853,886	£850,723	£821,729	£753,197	£747,926

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£1,858,672	£1,611,913	£1,608,356	£1,605,193	£1,576,199	£1,507,667	£1,502,396

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£2,750,527	£2,503,768	£2,500,211	£2,497,048	£2,468,054	£2,399,522	£2,394,251

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		**Value Area**	**Zone A - Medium Central Zone**

No Units	**4**
Site Area	**0.045 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Inflation**
Tenure		**PIL**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£4,590,766	£4,329,405	£4,325,847	£4,322,685	£4,293,690	£4,225,159	£4,219,887

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£196,561	-£64,800	-£68,358	-£71,520	-£100,515	-£169,046	-£174,318

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£2,017,396	£1,756,035	£1,752,477	£1,749,315	£1,720,320	£1,651,789	£1,646,517

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£2,771,866	£2,510,505	£2,506,947	£2,503,785	£2,474,790	£2,406,259	£2,400,987

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£3,663,721	£3,402,360	£3,398,802	£3,395,640	£3,366,645	£3,298,114	£3,292,842

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses

Value Area	Zone A - Higher Central Zone

No Units	4
Site Area	0.045 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£5,112,591	£4,842,886	£4,839,329	£4,836,166	£4,807,171	£4,738,639	£4,733,368

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£718,386	£448,681	£445,124	£441,961	£412,966	£344,434	£339,163

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, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£2,539,221	£2,269,516	£2,265,959	£2,262,796	£2,233,801	£2,165,269	£2,159,998

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£3,293,691	£3,023,986	£3,020,429	£3,017,266	£2,988,271	£2,919,739	£2,914,468

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£4,185,546	£3,915,841	£3,912,284	£3,909,121	£3,880,126	£3,811,594	£3,806,323

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats	
No Units	6
Site Area	0.03 Ha

Value Area	Zone A - Zone 1 and Eastern Central Zone	
Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£2,595,861	£2,331,104	£2,328,631	£2,323,873	£2,311,977	£2,240,603	£2,200,952

0

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

£97,649,000

0

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	-£333,609	-£598,366	-£600,839	-£605,597	-£617,493	-£688,867	-£728,518

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£880,281	£615,524	£613,051	£608,293	£596,397	£525,023	£485,372
£ psm								

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£1,383,261	£1,118,504	£1,116,031	£1,111,273	£1,099,377	£1,028,003	£988,352

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£1,977,831	£1,713,074	£1,710,601	£1,705,843	£1,693,947	£1,622,573	£1,582,922

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		**Value Area**	**Zone A - Kings Cross Lower**

No Units	**6**
Site Area	**0.03 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
Tenure		**PIL**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£2,595,861	£2,331,104	£2,328,631	£2,323,873	£2,311,977	£2,240,603	£2,200,952

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	-£333,609	-£598,366	-£600,839	-£605,597	-£617,493	-£688,867	-£728,518

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£880,281	£615,524	£613,051	£608,293	£596,397	£525,023	£485,372

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£1,383,261	£1,118,504	£1,116,031	£1,111,273	£1,099,377	£1,028,003	£988,352

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£1,977,831	£1,713,074	£1,710,601	£1,705,843	£1,693,947	£1,622,573	£1,582,922

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats	
No Units	**6**
Site Area	**0.03 Ha**

Value Area	**Zone A - Kings Cross Higher**	
Sales value inflation		**Growth**
Build cost inflation		**Growth**
Tenure		**PIL**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£3,011,912	£2,740,502	£2,738,029	£2,733,270	£2,721,375	£2,650,001	£2,610,349

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£82,442	-£188,968	-£191,441	-£196,200	-£208,095	-£279,469	-£319,121

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£1,296,332	£1,024,922	£1,022,449	£1,017,690	£1,005,795	£934,421	£894,769

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£1,799,312	£1,527,902	£1,525,429	£1,520,670	£1,508,775	£1,437,401	£1,397,749

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£2,393,882	£2,122,472	£2,119,999	£2,115,240	£2,103,345	£2,031,971	£1,992,319

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats	

Value Area	Zone A - Lower Cenral Zone

No Units	6
Site Area	0.03 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£3,427,962	£3,149,900	£3,147,425	£3,142,668	£3,130,773	£3,059,399	£3,019,747

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£498,492	£220,430	£217,955	£213,198	£201,303	£129,929	£90,277

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£1,712,382	£1,434,320	£1,431,845	£1,427,088	£1,415,193	£1,343,819	£1,304,167

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£2,215,362	£1,937,300	£1,934,825	£1,930,068	£1,918,173	£1,846,799	£1,807,147

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£2,809,932	£2,531,870	£2,529,395	£2,524,638	£2,512,743	£2,441,369	£2,401,717

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats	
No Units	**6**
Site Area	**0.03 Ha**

Value Area	**Zone A - Medium Central Zone**	
Sales value inflation		**Growth**
Build cost inflation		**Growth**
Tenure		**PIL**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£4,398,745	£4,105,161	£4,102,686	£4,097,929	£4,086,033	£4,014,660	£3,975,008

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£1,469,275	£1,175,691	£1,173,216	£1,168,459	£1,156,563	£1,085,190	£1,045,538

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£2,683,165	£2,389,581	£2,387,106	£2,382,349	£2,370,453	£2,299,080	£2,259,428

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£3,186,145	£2,892,561	£2,890,086	£2,885,329	£2,873,433	£2,802,060	£2,762,408

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£3,780,715	£3,487,131	£3,484,656	£3,479,899	£3,468,003	£3,396,630	£3,356,978

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats

Value Area	**Zone A - Higher Central Zone**

No Units	**6**
Site Area	**0.03 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
Tenure		**PIL**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£4,953,479	£4,651,024	£4,648,550	£4,643,792	£4,631,896	£4,560,523	£4,520,871

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£2,024,009	£1,721,554	£1,719,080	£1,714,322	£1,702,426	£1,631,053	£1,591,401

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£3,237,899	£2,935,444	£2,932,970	£2,928,212	£2,916,316	£2,844,943	£2,805,291

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£3,740,879	£3,438,424	£3,435,950	£3,431,192	£3,419,296	£3,347,923	£3,308,271

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£4,335,449	£4,032,994	£4,030,520	£4,025,762	£4,013,866	£3,942,493	£3,902,841

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats	

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

No Units	**9**
Site Area	**0.025 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
Tenure		**PIL**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£3,843,942	£3,490,728	£3,487,015	£3,479,877	£3,462,034	£3,354,974	£3,295,496

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£1,402,717	£1,049,503	£1,045,790	£1,038,652	£1,020,809	£913,749	£854,271

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£2,414,292	£2,061,078	£2,057,365	£2,050,227	£2,032,384	£1,925,324	£1,865,846
£ psm								

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£2,833,442	£2,480,228	£2,476,515	£2,469,377	£2,451,534	£2,344,474	£2,284,996

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£3,328,917	£2,975,703	£2,971,990	£2,964,852	£2,947,009	£2,839,949	£2,780,471

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		**Value Area**	**Zone A - Kings Cross Lower**

No Units	**9**
Site Area	**0.025 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
Tenure		**PIL**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£3,843,942	£3,490,728	£3,487,015	£3,479,877	£3,462,034	£3,354,974	£3,295,496

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£1,402,717	£1,049,503	£1,045,790	£1,038,652	£1,020,809	£913,749	£854,271

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£2,414,292	£2,061,078	£2,057,365	£2,050,227	£2,032,384	£1,925,324	£1,865,846

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£2,833,442	£2,480,228	£2,476,515	£2,469,377	£2,451,534	£2,344,474	£2,284,996

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£3,328,917	£2,975,703	£2,971,990	£2,964,852	£2,947,009	£2,839,949	£2,780,471

BNP PARIBAS REAL ESTATE

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats	

Value Area	Zone A - Kings Cross Higher

No Units	9
Site Area	0.025 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£4,468,017	£4,104,823	£4,101,111	£4,093,974	£4,076,131	£3,969,070	£3,909,593

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£2,026,792	£1,663,598	£1,659,886	£1,652,749	£1,634,906	£1,527,845	£1,468,368

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£3,038,367	£2,675,173	£2,671,461	£2,664,324	£2,646,481	£2,539,420	£2,479,943

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£3,457,517	£3,094,323	£3,090,611	£3,083,474	£3,065,631	£2,958,570	£2,899,093

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£3,952,992	£3,589,798	£3,586,086	£3,578,949	£3,561,106	£3,454,045	£3,394,568

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		**Value Area**	**Zone A - Lower Cenral Zone**

No Units	**9**
Site Area	**0.025 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
Tenure		**PIL**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£5,092,093	£4,718,920	£4,715,208	£4,708,071	£4,690,227	£4,583,167	£4,523,688

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£2,650,868	£2,277,695	£2,273,983	£2,266,846	£2,249,002	£2,141,942	£2,082,463

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£3,662,443	£3,289,270	£3,285,558	£3,278,421	£3,260,577	£3,153,517	£3,094,038

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£4,081,593	£3,708,420	£3,704,708	£3,697,571	£3,679,727	£3,572,667	£3,513,188

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£4,577,068	£4,203,895	£4,200,183	£4,193,046	£4,175,202	£4,068,142	£4,008,663

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats	**Value Area**	**Zone A - Medium Central Zone**

No Units	**9**
Site Area	**0.025 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
Tenure		**PIL**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£6,548,268	£6,151,811	£6,148,099	£6,140,962	£6,123,118	£6,016,058	£5,956,580

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£4,107,043	£3,710,586	£3,706,874	£3,699,737	£3,681,893	£3,574,833	£3,515,355

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£5,118,618	£4,722,161	£4,718,449	£4,711,312	£4,693,468	£4,586,408	£4,526,930

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£5,537,768	£5,141,311	£5,137,599	£5,130,462	£5,112,618	£5,005,558	£4,946,080

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£6,033,243	£5,636,786	£5,633,074	£5,625,937	£5,608,093	£5,501,033	£5,441,555

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats	
No Units	9
Site Area	0.025 Ha

Value Area	Zone A - Higher Central Zone
Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£7,380,369	£6,970,606	£6,966,894	£6,959,757	£6,941,913	£6,834,853	£6,775,375

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£4,939,144	£4,529,381	£4,525,669	£4,518,532	£4,500,688	£4,393,628	£4,334,150

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£5,950,719	£5,540,956	£5,537,244	£5,530,107	£5,512,263	£5,405,203	£5,345,725

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£6,369,869	£5,960,106	£5,956,394	£5,949,257	£5,931,413	£5,824,353	£5,764,875

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£6,865,344	£6,455,581	£6,451,869	£6,444,732	£6,426,888	£6,319,828	£6,260,350

LB Camden
Local Plan Viability Testing 2025

Resi 4- 10 Flats		Value Area	Zone A - Zone 1 and Eastern Central Zone

No Units	10	Sales value inflation		Growth
Site Area	0.02 Ha	Build cost inflation		Growth
		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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,230,447	£3,841,659	£3,837,471	£3,828,892	£3,807,443	£3,678,753	£3,607,258
60% LAR : 40% CIR	5%	£3,951,000	£3,577,036	£3,572,864	£3,564,318	£3,542,950	£3,414,745	£3,343,519
60% LAR : 40% CIR	10%	£3,670,616	£3,311,485	£3,307,327	£3,298,809	£3,277,516	£3,149,756	£3,078,779
60% LAR : 40% CIR	15%	£3,389,306	£3,045,012	£3,040,867	£3,032,377	£3,011,151	£2,883,799	£2,813,047
60% LAR : 40% CIR	**16%**	**£3,332,933**	**£2,991,607**	**£2,987,464**	**£2,978,980**	**£2,957,767**	**£2,830,491**	**£2,759,782**
60% LAR : 40% CIR	20%	£3,107,075	£2,777,626	£2,773,493	£2,765,028	£2,743,864	£2,616,880	£2,546,333
60% LAR : 40% CIR	25%	£2,823,936	£2,509,336	£2,505,214	£2,496,770	£2,475,661	£2,349,009	£2,278,647
60% LAR : 40% CIR	30%	£2,539,895	£2,240,151	£2,236,038	£2,227,614	£2,206,554	£2,080,195	£2,009,995
60% LAR : 40% CIR	35%	£2,254,960	£1,970,078	£1,965,974	£1,957,567	£1,936,550	£1,810,446	£1,740,390
60% LAR : 40% CIR	40%	£1,969,142	£1,699,128	£1,695,029	£1,686,638	£1,665,657	£1,539,773	£1,469,839
60% LAR : 40% CIR	45%	£1,682,446	£1,427,308	£1,423,214	£1,414,835	£1,393,884	£1,268,184	£1,198,350
60% LAR : 40% CIR	50%	£1,394,884	£1,154,625	£1,150,536	£1,142,166	£1,121,241	£995,687	£925,935

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,455,011	£2,066,223	£2,062,035	£2,053,455	£2,032,007	£1,903,316	£1,831,822
60% LAR : 40% CIR	5%	£2,175,563	£1,801,600	£1,797,428	£1,788,881	£1,767,514	£1,639,308	£1,568,082
60% LAR : 40% CIR	10%	£1,895,180	£1,536,049	£1,531,890	£1,523,373	£1,502,080	£1,374,320	£1,303,342
60% LAR : 40% CIR	15%	£1,613,869	£1,269,575	£1,265,430	£1,256,941	£1,235,715	£1,108,362	£1,037,611
60% LAR : 40% CIR	**16%**	**£1,557,496**	**£1,216,171**	**£1,212,028**	**£1,203,544**	**£1,182,331**	**£1,055,055**	**£984,346**
60% LAR : 40% CIR	20%	£1,331,639	£1,002,190	£998,057	£989,591	£968,427	£841,444	£770,897
60% LAR : 40% CIR	25%	£1,048,500	£733,899	£729,777	£721,334	£700,225	£573,573	£503,210
60% LAR : 40% CIR	30%	£764,458	£464,715	£460,602	£452,177	£431,118	£304,758	£234,559
60% LAR : 40% CIR	35%	£479,524	£194,642	£190,538	£182,130	£161,114	£35,010	-£35,047
60% LAR : 40% CIR	40%	£193,705	-£76,309	-£80,407	-£88,799	-£109,780	-£235,663	-£305,598
60% LAR : 40% CIR	45%	-£92,990	-£348,129	-£352,222	-£360,602	-£381,552	-£507,252	-£577,086
60% LAR : 40% CIR	50%	-£380,552	-£620,811	-£624,900	-£633,270	-£654,196	-£779,750	-£849,501

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,190,702	£2,801,913	£2,797,725	£2,789,146	£2,767,698	£2,639,007	£2,567,512
60% LAR : 40% CIR	5%	£2,911,254	£2,537,291	£2,533,119	£2,524,572	£2,503,205	£2,374,999	£2,303,773
60% LAR : 40% CIR	10%	£2,630,871	£2,271,740	£2,267,581	£2,259,064	£2,237,771	£2,110,011	£2,039,033
60% LAR : 40% CIR	15%	£2,349,560	£2,005,266	£2,001,121	£1,992,632	£1,971,406	£1,844,053	£1,773,302
60% LAR : 40% CIR	**16%**	**£2,293,187**	**£1,951,861**	**£1,947,719**	**£1,939,235**	**£1,918,022**	**£1,790,746**	**£1,720,037**
60% LAR : 40% CIR	20%	£2,067,330	£1,737,881	£1,733,747	£1,725,282	£1,704,118	£1,577,135	£1,506,588
60% LAR : 40% CIR	25%	£1,784,191	£1,469,590	£1,465,468	£1,457,025	£1,435,916	£1,309,263	£1,238,901
60% LAR : 40% CIR	30%	£1,500,149	£1,200,406	£1,196,293	£1,187,868	£1,166,809	£1,040,449	£970,250
60% LAR : 40% CIR	35%	£1,215,215	£930,333	£926,228	£917,821	£896,805	£770,701	£700,644
60% LAR : 40% CIR	40%	£929,396	£659,382	£655,284	£646,892	£625,911	£500,028	£430,093
60% LAR : 40% CIR	45%	£642,701	£387,562	£383,469	£375,089	£354,139	£228,439	£158,605
60% LAR : 40% CIR	50%	£355,139	£114,880	£110,791	£102,421	£81,495	-£44,059	-£113,810

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,495,538	£3,106,750	£3,102,562	£3,093,983	£3,072,534	£2,943,844	£2,872,349
60% LAR : 40% CIR	5%	£3,216,091	£2,842,127	£2,837,955	£2,829,409	£2,808,041	£2,679,835	£2,608,610
60% LAR : 40% CIR	10%	£2,935,707	£2,576,576	£2,572,418	£2,563,900	£2,542,607	£2,414,847	£2,343,870
60% LAR : 40% CIR	15%	£2,654,396	£2,310,103	£2,305,958	£2,297,468	£2,276,242	£2,148,890	£2,078,138
60% LAR : 40% CIR	**16%**	**£2,598,024**	**£2,256,698**	**£2,252,555**	**£2,244,071**	**£2,222,858**	**£2,095,582**	**£2,024,873**
60% LAR : 40% CIR	20%	£2,372,166	£2,042,717	£2,038,584	£2,030,119	£2,008,954	£1,881,971	£1,811,424
60% LAR : 40% CIR	25%	£2,089,027	£1,774,427	£1,770,305	£1,761,861	£1,740,752	£1,614,100	£1,543,737
60% LAR : 40% CIR	30%	£1,804,986	£1,505,242	£1,501,129	£1,492,705	£1,471,645	£1,345,286	£1,275,086
60% LAR : 40% CIR	35%	£1,520,051	£1,235,169	£1,231,065	£1,222,658	£1,201,641	£1,075,537	£1,005,481
60% LAR : 40% CIR	40%	£1,234,233	£964,219	£960,120	£951,729	£930,747	£804,864	£734,929
60% LAR : 40% CIR	45%	£947,537	£692,399	£688,305	£679,926	£658,975	£533,275	£463,441
60% LAR : 40% CIR	50%	£659,975	£419,716	£415,627	£407,257	£386,332	£260,777	£191,026

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,855,884	£3,467,095	£3,462,907	£3,454,328	£3,432,880	£3,304,189	£3,232,694
60% LAR : 40% CIR	5%	£3,576,436	£3,202,473	£3,198,301	£3,189,754	£3,168,386	£3,040,181	£2,968,955
60% LAR : 40% CIR	10%	£3,296,053	£2,936,921	£2,932,763	£2,924,245	£2,902,953	£2,775,192	£2,704,215
60% LAR : 40% CIR	15%	£3,014,742	£2,670,448	£2,666,303	£2,657,813	£2,636,587	£2,509,235	£2,438,483
60% LAR : 40% CIR	**16%**	**£2,958,369**	**£2,617,043**	**£2,612,901**	**£2,604,417**	**£2,583,203**	**£2,455,927**	**£2,385,219**
60% LAR : 40% CIR	20%	£2,732,511	£2,403,063	£2,398,929	£2,390,464	£2,369,300	£2,242,316	£2,171,770
60% LAR : 40% CIR	25%	£2,449,372	£2,134,772	£2,130,650	£2,122,207	£2,101,098	£1,974,445	£1,904,083
60% LAR : 40% CIR	30%	£2,165,331	£1,865,588	£1,861,475	£1,853,050	£1,831,991	£1,705,631	£1,635,432
60% LAR : 40% CIR	35%	£1,880,397	£1,595,515	£1,591,410	£1,583,003	£1,561,986	£1,435,883	£1,365,826
60% LAR : 40% CIR	40%	£1,594,578	£1,324,564	£1,320,466	£1,312,074	£1,291,093	£1,165,210	£1,095,275
60% LAR : 40% CIR	45%	£1,307,883	£1,052,744	£1,048,650	£1,040,271	£1,019,320	£893,621	£823,787
60% LAR : 40% CIR	50%	£1,020,321	£780,061	£775,972	£767,603	£746,677	£621,123	£551,372

LB Camden
Local Plan Viability Testing 2025

Resi 4- 10 Flats		**Value Area**	**Zone A - Kings Cross Lower**	
No Units	**10**	**Sales value inflation**		**Growth**
Site Area	**0.02 Ha**	**Build cost inflation**		**Growth**
		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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£4,230,447	£3,841,659	£3,837,471	£3,828,892	£3,807,443	£3,678,753	£3,607,258
60% LAR : 40% CIR	5%	£3,951,000	£3,577,036	£3,572,864	£3,564,318	£3,542,950	£3,414,745	£3,343,519
60% LAR : 40% CIR	10%	£3,670,616	£3,311,485	£3,307,327	£3,298,809	£3,277,516	£3,149,756	£3,078,779
60% LAR : 40% CIR	15%	£3,389,306	£3,045,012	£3,040,867	£3,032,377	£3,011,151	£2,883,799	£2,813,047
60% LAR : 40% CIR	**16%**	**£3,332,933**	**£2,991,607**	**£2,987,464**	**£2,978,980**	**£2,957,767**	**£2,830,491**	**£2,759,782**
60% LAR : 40% CIR	20%	£3,107,075	£2,777,626	£2,773,493	£2,765,028	£2,743,864	£2,616,880	£2,546,333
60% LAR : 40% CIR	25%	£2,823,936	£2,509,336	£2,505,214	£2,496,770	£2,475,661	£2,349,009	£2,278,647
60% LAR : 40% CIR	30%	£2,539,895	£2,240,151	£2,236,038	£2,227,614	£2,206,554	£2,080,195	£2,009,995
60% LAR : 40% CIR	35%	£2,254,960	£1,970,078	£1,965,974	£1,957,567	£1,936,550	£1,810,446	£1,740,390
60% LAR : 40% CIR	40%	£1,969,142	£1,699,128	£1,695,029	£1,686,638	£1,665,657	£1,539,773	£1,469,839
60% LAR : 40% CIR	45%	£1,682,446	£1,427,308	£1,423,214	£1,414,835	£1,393,884	£1,268,184	£1,198,350
60% LAR : 40% CIR	50%	£1,394,884	£1,154,625	£1,150,536	£1,142,166	£1,121,241	£995,687	£925,935

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,455,011	£2,066,223	£2,062,035	£2,053,455	£2,032,007	£1,903,316	£1,831,822
60% LAR : 40% CIR	5%	£2,175,563	£1,801,600	£1,797,428	£1,788,881	£1,767,514	£1,639,308	£1,568,082
60% LAR : 40% CIR	10%	£1,895,180	£1,536,049	£1,531,890	£1,523,373	£1,502,080	£1,374,320	£1,303,342
60% LAR : 40% CIR	15%	£1,613,869	£1,269,575	£1,265,430	£1,256,941	£1,235,715	£1,108,362	£1,037,611
60% LAR : 40% CIR	**16%**	**£1,557,496**	**£1,216,171**	**£1,212,028**	**£1,203,544**	**£1,182,331**	**£1,055,055**	**£984,346**
60% LAR : 40% CIR	20%	£1,331,639	£1,002,190	£998,057	£989,591	£968,427	£841,444	£770,897
60% LAR : 40% CIR	25%	£1,048,500	£733,899	£729,777	£721,334	£700,225	£573,573	£503,210
60% LAR : 40% CIR	30%	£764,458	£464,715	£460,602	£452,177	£431,118	£304,758	£234,559
60% LAR : 40% CIR	35%	£479,524	£194,642	£190,538	£182,130	£161,114	£35,010	-£35,047
60% LAR : 40% CIR	40%	£193,705	-£76,309	-£80,407	-£88,799	-£109,780	-£235,663	-£305,598
60% LAR : 40% CIR	45%	-£92,990	-£348,129	-£352,222	-£360,602	-£381,552	-£507,252	-£577,086
60% LAR : 40% CIR	50%	-£380,552	-£620,811	-£624,900	-£633,270	-£654,196	-£779,750	-£849,501

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,190,702	£2,801,913	£2,797,725	£2,789,146	£2,767,698	£2,639,007	£2,567,512
60% LAR : 40% CIR	5%	£2,911,254	£2,537,291	£2,533,119	£2,524,572	£2,503,205	£2,374,999	£2,303,773
60% LAR : 40% CIR	10%	£2,630,871	£2,271,740	£2,267,581	£2,259,064	£2,237,771	£2,110,011	£2,039,033
60% LAR : 40% CIR	15%	£2,349,560	£2,005,266	£2,001,121	£1,992,632	£1,971,406	£1,844,053	£1,773,302
60% LAR : 40% CIR	**16%**	**£2,293,187**	**£1,951,861**	**£1,947,719**	**£1,939,235**	**£1,918,022**	**£1,790,746**	**£1,720,037**
60% LAR : 40% CIR	20%	£2,067,330	£1,737,881	£1,733,747	£1,725,282	£1,704,118	£1,577,135	£1,506,588
60% LAR : 40% CIR	25%	£1,784,191	£1,469,590	£1,465,468	£1,457,025	£1,435,916	£1,309,263	£1,238,901
60% LAR : 40% CIR	30%	£1,500,149	£1,200,406	£1,196,293	£1,187,868	£1,166,809	£1,040,449	£970,250
60% LAR : 40% CIR	35%	£1,215,215	£930,333	£926,228	£917,821	£896,805	£770,701	£700,644
60% LAR : 40% CIR	40%	£929,396	£659,382	£655,284	£646,892	£625,911	£500,028	£430,093
60% LAR : 40% CIR	45%	£642,701	£387,562	£383,469	£375,089	£354,139	£228,439	£158,605
60% LAR : 40% CIR	50%	£355,139	£114,880	£110,791	£102,421	£81,495	-£44,059	-£113,810

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,495,538	£3,106,750	£3,102,562	£3,093,983	£3,072,534	£2,943,844	£2,872,349
60% LAR : 40% CIR	5%	£3,216,091	£2,842,127	£2,837,955	£2,829,409	£2,808,041	£2,679,835	£2,608,610
60% LAR : 40% CIR	10%	£2,935,707	£2,576,576	£2,572,418	£2,563,900	£2,542,607	£2,414,847	£2,343,870
60% LAR : 40% CIR	15%	£2,654,396	£2,310,103	£2,305,958	£2,297,468	£2,276,242	£2,148,890	£2,078,138
60% LAR : 40% CIR	**16%**	**£2,598,024**	**£2,256,698**	**£2,252,555**	**£2,244,071**	**£2,222,858**	**£2,095,582**	**£2,024,873**
60% LAR : 40% CIR	20%	£2,372,166	£2,042,717	£2,038,584	£2,030,119	£2,008,954	£1,881,971	£1,811,424
60% LAR : 40% CIR	25%	£2,089,027	£1,774,427	£1,770,305	£1,761,861	£1,740,752	£1,614,100	£1,543,737
60% LAR : 40% CIR	30%	£1,804,986	£1,505,242	£1,501,129	£1,492,705	£1,471,645	£1,345,286	£1,275,086
60% LAR : 40% CIR	35%	£1,520,051	£1,235,169	£1,231,065	£1,222,658	£1,201,641	£1,075,537	£1,005,481
60% LAR : 40% CIR	40%	£1,234,233	£964,219	£960,120	£951,729	£930,747	£804,864	£734,929
60% LAR : 40% CIR	45%	£947,537	£692,399	£688,305	£679,926	£658,975	£533,275	£463,441
60% LAR : 40% CIR	50%	£659,975	£419,716	£415,627	£407,257	£386,332	£260,777	£191,026

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,855,884	£3,467,095	£3,462,907	£3,454,328	£3,432,880	£3,304,189	£3,232,694
60% LAR : 40% CIR	5%	£3,576,436	£3,202,473	£3,198,301	£3,189,754	£3,168,386	£3,040,181	£2,968,955
60% LAR : 40% CIR	10%	£3,296,053	£2,936,921	£2,932,763	£2,924,245	£2,902,953	£2,775,192	£2,704,215
60% LAR : 40% CIR	15%	£3,014,742	£2,670,448	£2,666,303	£2,657,813	£2,636,587	£2,509,235	£2,438,483
60% LAR : 40% CIR	**16%**	**£2,958,369**	**£2,617,043**	**£2,612,901**	**£2,604,417**	**£2,583,203**	**£2,455,927**	**£2,385,219**
60% LAR : 40% CIR	20%	£2,732,511	£2,403,063	£2,398,929	£2,390,464	£2,369,300	£2,242,316	£2,171,770
60% LAR : 40% CIR	25%	£2,449,372	£2,134,772	£2,130,650	£2,122,207	£2,101,098	£1,974,445	£1,904,083
60% LAR : 40% CIR	30%	£2,165,331	£1,865,588	£1,861,475	£1,853,050	£1,831,991	£1,705,631	£1,635,432
60% LAR : 40% CIR	35%	£1,880,397	£1,595,515	£1,591,410	£1,583,003	£1,561,986	£1,435,883	£1,365,826
60% LAR : 40% CIR	40%	£1,594,578	£1,324,564	£1,320,466	£1,312,074	£1,291,093	£1,165,210	£1,095,275
60% LAR : 40% CIR	45%	£1,307,883	£1,052,744	£1,048,650	£1,040,271	£1,019,320	£893,621	£823,787
60% LAR : 40% CIR	50%	£1,020,321	£780,061	£775,972	£767,603	£746,677	£621,123	£551,372

LB Camden
Local Plan Viability Testing 2025

Resi 4- 10 Flats		**Value Area**	**Zone A - Kings Cross Higher**
No Units	**10**	**Sales value inflation**	**Growth**
Site Area	**0.02 Ha**	**Build cost inflation**	**Growth**
		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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£4,923,864	£4,523,989	£4,519,800	£4,511,220	£4,489,772	£4,361,082	£4,289,588
60% LAR : 40% CIR	5%	£4,609,746	£4,225,249	£4,221,077	£4,212,530	£4,191,162	£4,062,957	£3,991,732
60% LAR : 40% CIR	10%	£4,294,691	£3,925,581	£3,921,423	£3,912,906	£3,891,613	£3,763,853	£3,692,875
60% LAR : 40% CIR	15%	£3,978,710	£3,624,992	£3,620,847	£3,612,357	£3,591,131	£3,463,779	£3,393,027
60% LAR : 40% CIR	**16%**	**£3,915,403**	**£3,564,764**	**£3,560,621**	**£3,552,136**	**£3,530,924**	**£3,403,648**	**£3,332,939**
60% LAR : 40% CIR	20%	£3,661,809	£3,323,490	£3,319,356	£3,310,891	£3,289,727	£3,162,743	£3,092,197
60% LAR : 40% CIR	25%	£3,343,998	£3,021,083	£3,016,960	£3,008,517	£2,987,409	£2,860,756	£2,790,393
60% LAR : 40% CIR	30%	£3,025,287	£2,717,781	£2,713,668	£2,705,245	£2,684,184	£2,557,826	£2,487,625
60% LAR : 40% CIR	35%	£2,705,681	£2,413,593	£2,409,487	£2,401,081	£2,380,063	£2,253,961	£2,183,903
60% LAR : 40% CIR	40%	£2,385,191	£2,108,525	£2,104,427	£2,096,035	£2,075,054	£1,949,171	£1,879,235
60% LAR : 40% CIR	45%	£2,063,826	£1,802,589	£1,798,495	£1,790,116	£1,769,165	£1,643,465	£1,573,631
60% LAR : 40% CIR	50%	£1,741,593	£1,495,790	£1,491,701	£1,483,331	£1,462,405	£1,336,851	£1,267,100

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,148,428	£2,748,552	£2,744,363	£2,735,784	£2,714,336	£2,585,645	£2,514,151
60% LAR : 40% CIR	5%	£2,834,310	£2,449,813	£2,445,640	£2,437,094	£2,415,726	£2,287,520	£2,216,295
60% LAR : 40% CIR	10%	£2,519,254	£2,150,144	£2,145,987	£2,137,469	£2,116,176	£1,988,416	£1,917,439
60% LAR : 40% CIR	15%	£2,203,273	£1,849,555	£1,845,410	£1,836,921	£1,815,695	£1,688,342	£1,617,591
60% LAR : 40% CIR	**16%**	**£2,139,967**	**£1,789,327**	**£1,785,185**	**£1,776,700**	**£1,755,487**	**£1,628,212**	**£1,557,503**
60% LAR : 40% CIR	20%	£1,886,372	£1,548,053	£1,543,920	£1,535,455	£1,514,291	£1,387,307	£1,316,760
60% LAR : 40% CIR	25%	£1,568,562	£1,245,647	£1,241,524	£1,233,081	£1,211,973	£1,085,319	£1,014,957
60% LAR : 40% CIR	30%	£1,249,850	£942,345	£938,232	£929,808	£908,748	£782,389	£712,189
60% LAR : 40% CIR	35%	£930,245	£638,156	£634,051	£625,645	£604,627	£478,524	£408,467
60% LAR : 40% CIR	40%	£609,755	£333,089	£328,991	£320,598	£299,618	£173,735	£103,799
60% LAR : 40% CIR	45%	£288,389	£27,152	£23,059	£14,679	-£6,271	-£131,971	-£201,805
60% LAR : 40% CIR	50%	-£33,843	-£279,647	-£283,736	-£292,106	-£313,031	-£438,585	-£508,337

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,884,119	£3,484,243	£3,480,054	£3,471,475	£3,450,027	£3,321,336	£3,249,842
60% LAR : 40% CIR	5%	£3,570,001	£3,185,504	£3,181,331	£3,172,784	£3,151,417	£3,023,211	£2,951,986
60% LAR : 40% CIR	10%	£3,254,945	£2,885,835	£2,881,678	£2,873,160	£2,851,867	£2,724,107	£2,653,130
60% LAR : 40% CIR	15%	£2,938,964	£2,585,246	£2,581,101	£2,572,611	£2,551,385	£2,424,033	£2,353,282
60% LAR : 40% CIR	**16%**	**£2,875,657**	**£2,525,018**	**£2,520,876**	**£2,512,391**	**£2,491,178**	**£2,363,902**	**£2,293,194**
60% LAR : 40% CIR	20%	£2,622,063	£2,283,744	£2,279,611	£2,271,146	£2,249,981	£2,122,998	£2,052,451
60% LAR : 40% CIR	25%	£2,304,253	£1,981,338	£1,977,215	£1,968,771	£1,947,664	£1,821,010	£1,750,648
60% LAR : 40% CIR	30%	£1,985,541	£1,678,036	£1,673,923	£1,665,499	£1,644,439	£1,518,080	£1,447,880
60% LAR : 40% CIR	35%	£1,665,936	£1,373,847	£1,369,742	£1,361,336	£1,340,318	£1,214,215	£1,144,158
60% LAR : 40% CIR	40%	£1,345,446	£1,068,780	£1,064,682	£1,056,289	£1,035,309	£909,426	£839,490
60% LAR : 40% CIR	45%	£1,024,080	£762,843	£758,750	£750,370	£729,420	£603,720	£533,886
60% LAR : 40% CIR	50%	£701,848	£456,044	£451,955	£443,585	£422,660	£297,105	£227,354

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,188,955	£3,789,080	£3,784,891	£3,776,311	£3,754,863	£3,626,173	£3,554,679
60% LAR : 40% CIR	5%	£3,874,837	£3,490,340	£3,486,167	£3,477,621	£3,456,253	£3,328,048	£3,256,823
60% LAR : 40% CIR	10%	£3,559,782	£3,190,672	£3,186,514	£3,177,997	£3,156,704	£3,028,943	£2,957,966
60% LAR : 40% CIR	15%	£3,243,801	£2,890,083	£2,885,937	£2,877,448	£2,856,222	£2,728,869	£2,658,118
60% LAR : 40% CIR	**16%**	**£3,180,494**	**£2,829,855**	**£2,825,712**	**£2,817,227**	**£2,796,015**	**£2,668,739**	**£2,598,030**
60% LAR : 40% CIR	20%	£2,926,900	£2,588,580	£2,584,447	£2,575,982	£2,554,818	£2,427,834	£2,357,288
60% LAR : 40% CIR	25%	£2,609,089	£2,286,174	£2,282,051	£2,273,608	£2,252,500	£2,125,846	£2,055,484
60% LAR : 40% CIR	30%	£2,290,377	£1,982,872	£1,978,759	£1,970,336	£1,949,275	£1,822,917	£1,752,716
60% LAR : 40% CIR	35%	£1,970,772	£1,678,684	£1,674,578	£1,666,172	£1,645,154	£1,519,052	£1,448,994
60% LAR : 40% CIR	40%	£1,650,282	£1,373,616	£1,369,518	£1,361,125	£1,340,145	£1,214,262	£1,144,326
60% LAR : 40% CIR	45%	£1,328,917	£1,067,680	£1,063,586	£1,055,207	£1,034,256	£908,556	£838,722
60% LAR : 40% CIR	50%	£1,006,684	£760,880	£756,791	£748,421	£727,496	£601,942	£532,191

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,549,300	£4,149,425	£4,145,236	£4,136,657	£4,115,209	£3,986,518	£3,915,024
60% LAR : 40% CIR	5%	£4,235,182	£3,850,686	£3,846,513	£3,837,966	£3,816,599	£3,688,393	£3,617,168
60% LAR : 40% CIR	10%	£3,920,127	£3,551,017	£3,546,860	£3,538,342	£3,517,049	£3,389,289	£3,318,312
60% LAR : 40% CIR	15%	£3,604,146	£3,250,428	£3,246,283	£3,237,793	£3,216,567	£3,089,215	£3,018,463
60% LAR : 40% CIR	**16%**	**£3,540,839**	**£3,190,200**	**£3,186,058**	**£3,177,572**	**£3,156,360**	**£3,029,084**	**£2,958,375**
60% LAR : 40% CIR	20%	£3,287,245	£2,948,926	£2,944,793	£2,936,327	£2,915,163	£2,788,180	£2,717,633
60% LAR : 40% CIR	25%	£2,969,435	£2,646,520	£2,642,397	£2,633,953	£2,612,845	£2,486,192	£2,415,830
60% LAR : 40% CIR	30%	£2,650,723	£2,343,218	£2,339,105	£2,330,681	£2,309,621	£2,183,262	£2,113,062
60% LAR : 40% CIR	35%	£2,331,118	£2,039,029	£2,034,924	£2,026,517	£2,005,500	£1,879,397	£1,809,340
60% LAR : 40% CIR	40%	£2,010,628	£1,733,962	£1,729,863	£1,721,471	£1,700,491	£1,574,607	£1,504,672
60% LAR : 40% CIR	45%	£1,689,262	£1,428,025	£1,423,932	£1,415,552	£1,394,601	£1,268,902	£1,199,068
60% LAR : 40% CIR	50%	£1,367,030	£1,121,226	£1,117,137	£1,108,767	£1,087,842	£962,287	£892,536

LB Camden
Local Plan Viability Testing 2025

Resi 4- 10 Flats		Value Area	Zone A - Lower Cenral Zone

No Units	10
Site Area	0.02 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£5,617,281	£5,206,318	£5,202,130	£5,193,549	£5,172,101	£5,043,411	£4,971,917
60% LAR : 40% CIR	5%	£5,268,492	£4,873,463	£4,869,290	£4,860,743	£4,839,375	£4,711,170	£4,639,944
60% LAR : 40% CIR	10%	£4,918,767	£4,539,677	£4,535,519	£4,527,002	£4,505,708	£4,377,949	£4,306,971
60% LAR : 40% CIR	15%	£4,568,114	£4,204,972	£4,200,826	£4,192,336	£4,171,111	£4,043,758	£3,973,007
60% LAR : 40% CIR	**16%**	**£4,497,873**	**£4,137,921**	**£4,133,778**	**£4,125,293**	**£4,104,081**	**£3,976,805**	**£3,906,096**
60% LAR : 40% CIR	20%	£4,216,543	£3,869,353	£3,865,219	£3,856,754	£3,835,590	£3,708,607	£3,638,060
60% LAR : 40% CIR	25%	£3,864,062	£3,532,830	£3,528,708	£3,520,265	£3,499,156	£3,372,503	£3,302,140
60% LAR : 40% CIR	30%	£3,510,678	£3,195,411	£3,191,298	£3,182,875	£3,161,815	£3,035,456	£2,965,256
60% LAR : 40% CIR	35%	£3,156,403	£2,857,107	£2,853,002	£2,844,594	£2,823,578	£2,697,475	£2,627,418
60% LAR : 40% CIR	40%	£2,801,242	£2,517,923	£2,513,825	£2,505,432	£2,484,452	£2,358,569	£2,288,633
60% LAR : 40% CIR	45%	£2,445,205	£2,177,870	£2,173,776	£2,165,397	£2,144,446	£2,018,746	£1,948,913
60% LAR : 40% CIR	50%	£2,088,302	£1,836,954	£1,832,866	£1,824,495	£1,803,570	£1,678,016	£1,608,264

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,841,844	£3,430,881	£3,426,693	£3,418,113	£3,396,665	£3,267,975	£3,196,480
60% LAR : 40% CIR	5%	£3,493,056	£3,098,026	£3,093,853	£3,085,307	£3,063,939	£2,935,734	£2,864,508
60% LAR : 40% CIR	10%	£3,143,330	£2,764,241	£2,760,083	£2,751,566	£2,730,272	£2,602,513	£2,531,535
60% LAR : 40% CIR	15%	£2,792,678	£2,429,535	£2,425,390	£2,416,900	£2,395,674	£2,268,322	£2,197,571
60% LAR : 40% CIR	**16%**	**£2,722,437**	**£2,362,484**	**£2,358,342**	**£2,349,857**	**£2,328,644**	**£2,201,368**	**£2,130,660**
60% LAR : 40% CIR	20%	£2,441,106	£2,093,917	£2,089,783	£2,081,318	£2,060,154	£1,933,170	£1,862,624
60% LAR : 40% CIR	25%	£2,088,625	£1,757,394	£1,753,272	£1,744,828	£1,723,719	£1,597,067	£1,526,703
60% LAR : 40% CIR	30%	£1,735,242	£1,419,975	£1,415,862	£1,407,438	£1,386,379	£1,260,019	£1,189,820
60% LAR : 40% CIR	35%	£1,380,966	£1,081,671	£1,077,565	£1,069,158	£1,048,141	£922,039	£851,981
60% LAR : 40% CIR	40%	£1,025,806	£742,487	£738,388	£729,996	£709,016	£583,132	£513,197
60% LAR : 40% CIR	45%	£669,769	£402,433	£398,340	£389,960	£369,010	£243,310	£173,476
60% LAR : 40% CIR	50%	£312,866	£61,518	£57,430	£49,059	£28,133	-£97,420	-£167,172

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,577,535	£4,166,572	£4,162,384	£4,153,804	£4,132,356	£4,003,666	£3,932,171
60% LAR : 40% CIR	5%	£4,228,747	£3,833,717	£3,829,544	£3,820,998	£3,799,630	£3,671,425	£3,600,199
60% LAR : 40% CIR	10%	£3,879,021	£3,499,932	£3,495,773	£3,487,257	£3,465,963	£3,338,204	£3,267,225
60% LAR : 40% CIR	15%	£3,528,369	£3,165,226	£3,161,081	£3,152,590	£3,131,365	£3,004,013	£2,933,261
60% LAR : 40% CIR	**16%**	**£3,458,128**	**£3,098,175**	**£3,094,033**	**£3,085,547**	**£3,064,335**	**£2,937,059**	**£2,866,350**
60% LAR : 40% CIR	20%	£3,176,797	£2,829,607	£2,825,474	£2,817,009	£2,795,845	£2,668,861	£2,598,315
60% LAR : 40% CIR	25%	£2,824,316	£2,493,085	£2,488,963	£2,480,519	£2,459,410	£2,332,758	£2,262,394
60% LAR : 40% CIR	30%	£2,470,933	£2,155,666	£2,151,553	£2,143,129	£2,122,070	£1,995,710	£1,925,511
60% LAR : 40% CIR	35%	£2,116,657	£1,817,362	£1,813,256	£1,804,849	£1,783,832	£1,657,730	£1,587,672
60% LAR : 40% CIR	40%	£1,761,497	£1,478,178	£1,474,079	£1,465,687	£1,444,706	£1,318,823	£1,248,887
60% LAR : 40% CIR	45%	£1,405,460	£1,138,124	£1,134,031	£1,125,651	£1,104,701	£979,001	£909,167
60% LAR : 40% CIR	50%	£1,048,557	£797,209	£793,121	£784,750	£763,824	£638,271	£568,519

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,882,372	£4,471,408	£4,467,221	£4,458,640	£4,437,192	£4,308,502	£4,237,007
60% LAR : 40% CIR	5%	£4,533,583	£4,138,554	£4,134,381	£4,125,834	£4,104,466	£3,976,261	£3,905,035
60% LAR : 40% CIR	10%	£4,183,857	£3,804,768	£3,800,610	£3,792,093	£3,770,799	£3,643,040	£3,572,062
60% LAR : 40% CIR	15%	£3,833,205	£3,470,063	£3,465,917	£3,457,427	£3,436,202	£3,308,849	£3,238,098
60% LAR : 40% CIR	**16%**	**£3,762,964**	**£3,403,011**	**£3,398,869**	**£3,390,384**	**£3,369,172**	**£3,241,896**	**£3,171,187**
60% LAR : 40% CIR	20%	£3,481,634	£3,134,444	£3,130,310	£3,121,845	£3,100,681	£2,973,698	£2,903,151
60% LAR : 40% CIR	25%	£3,129,153	£2,797,921	£2,793,799	£2,785,355	£2,764,247	£2,637,594	£2,567,231
60% LAR : 40% CIR	30%	£2,775,769	£2,460,502	£2,456,389	£2,447,966	£2,426,906	£2,300,547	£2,230,347
60% LAR : 40% CIR	35%	£2,421,494	£2,122,198	£2,118,093	£2,109,685	£2,088,669	£1,962,566	£1,892,508
60% LAR : 40% CIR	40%	£2,066,333	£1,783,014	£1,778,916	£1,770,523	£1,749,543	£1,623,660	£1,553,724
60% LAR : 40% CIR	45%	£1,710,296	£1,442,961	£1,438,867	£1,430,488	£1,409,537	£1,283,837	£1,214,003
60% LAR : 40% CIR	50%	£1,353,393	£1,102,045	£1,097,957	£1,089,586	£1,068,661	£943,107	£873,355

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,242,717	£4,831,754	£4,827,566	£4,818,986	£4,797,537	£4,668,848	£4,597,353
60% LAR : 40% CIR	5%	£4,893,929	£4,498,899	£4,494,726	£4,486,179	£4,464,812	£4,336,606	£4,265,380
60% LAR : 40% CIR	10%	£4,544,203	£4,165,114	£4,160,955	£4,152,439	£4,131,145	£4,003,385	£3,932,407
60% LAR : 40% CIR	15%	£4,193,550	£3,830,408	£3,826,263	£3,817,772	£3,796,547	£3,669,195	£3,598,443
60% LAR : 40% CIR	**16%**	**£4,123,309**	**£3,763,357**	**£3,759,214**	**£3,750,729**	**£3,729,517**	**£3,602,241**	**£3,531,532**
60% LAR : 40% CIR	20%	£3,841,979	£3,494,789	£3,490,656	£3,482,191	£3,461,027	£3,334,043	£3,263,496
60% LAR : 40% CIR	25%	£3,489,498	£3,158,266	£3,154,144	£3,145,701	£3,124,592	£2,997,940	£2,927,576
60% LAR : 40% CIR	30%	£3,136,115	£2,820,848	£2,816,735	£2,808,311	£2,787,252	£2,660,892	£2,590,693
60% LAR : 40% CIR	35%	£2,781,839	£2,482,543	£2,478,438	£2,470,031	£2,449,014	£2,322,912	£2,252,854
60% LAR : 40% CIR	40%	£2,426,679	£2,143,360	£2,139,261	£2,130,869	£2,109,888	£1,984,005	£1,914,069
60% LAR : 40% CIR	45%	£2,070,641	£1,803,306	£1,799,213	£1,790,833	£1,769,883	£1,644,183	£1,574,349
60% LAR : 40% CIR	50%	£1,713,738	£1,462,390	£1,458,302	£1,449,931	£1,429,006	£1,303,453	£1,233,700

LB Camden
Local Plan Viability Testing 2025

Resi 4- 10 Flats	
No Units	10
Site Area	0.02 Ha

Value Area	Zone A - Medium Central Zone	
Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£7,235,254	£6,798,419	£6,794,231	£6,785,652	£6,764,202	£6,635,513	£6,564,018
60% LAR : 40% CIR	5%	£6,805,567	£6,385,959	£6,381,786	£6,373,239	£6,351,872	£6,223,666	£6,152,440
60% LAR : 40% CIR	10%	£6,374,942	£5,972,568	£5,968,411	£5,959,893	£5,938,600	£5,810,840	£5,739,863
60% LAR : 40% CIR	15%	£5,943,391	£5,558,257	£5,554,112	£5,545,623	£5,524,397	£5,397,044	£5,326,293
60% LAR : 40% CIR	**16%**	**£5,856,970**	**£5,475,286**	**£5,471,143**	**£5,462,658**	**£5,441,446**	**£5,314,170**	**£5,243,461**
60% LAR : 40% CIR	20%	£5,510,922	£5,143,034	£5,138,901	£5,130,435	£5,109,272	£4,982,287	£4,911,742
60% LAR : 40% CIR	25%	£5,077,542	£4,726,906	£4,722,784	£4,714,340	£4,693,231	£4,566,579	£4,496,216
60% LAR : 40% CIR	30%	£4,643,259	£4,309,883	£4,305,770	£4,297,346	£4,276,286	£4,149,927	£4,079,727
60% LAR : 40% CIR	35%	£4,208,084	£3,891,972	£3,887,868	£3,879,461	£3,858,444	£3,732,340	£3,662,284
60% LAR : 40% CIR	40%	£3,772,026	£3,473,184	£3,469,086	£3,460,693	£3,439,713	£3,313,829	£3,243,894
60% LAR : 40% CIR	45%	£3,335,090	£3,053,526	£3,049,432	£3,041,053	£3,020,102	£2,894,401	£2,824,568
60% LAR : 40% CIR	50%	£2,897,288	£2,633,005	£2,628,917	£2,620,546	£2,599,620	£2,474,067	£2,404,315

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,459,818	£5,022,983	£5,018,795	£5,010,215	£4,988,766	£4,860,076	£4,788,582
60% LAR : 40% CIR	5%	£5,030,130	£4,610,522	£4,606,350	£4,597,803	£4,576,435	£4,448,230	£4,377,004
60% LAR : 40% CIR	10%	£4,599,506	£4,197,132	£4,192,975	£4,184,457	£4,163,164	£4,035,404	£3,964,427
60% LAR : 40% CIR	15%	£4,167,955	£3,782,821	£3,778,676	£3,770,186	£3,748,960	£3,621,608	£3,550,856
60% LAR : 40% CIR	**16%**	**£4,081,534**	**£3,699,849**	**£3,695,707**	**£3,687,222**	**£3,666,009**	**£3,538,733**	**£3,468,025**
60% LAR : 40% CIR	20%	£3,735,485	£3,367,597	£3,363,465	£3,354,999	£3,333,835	£3,206,851	£3,136,305
60% LAR : 40% CIR	25%	£3,302,105	£2,951,469	£2,947,347	£2,938,904	£2,917,795	£2,791,142	£2,720,780
60% LAR : 40% CIR	30%	£2,867,823	£2,534,446	£2,530,333	£2,521,910	£2,500,849	£2,374,491	£2,304,290
60% LAR : 40% CIR	35%	£2,432,648	£2,116,536	£2,112,431	£2,104,024	£2,083,008	£1,956,904	£1,886,847
60% LAR : 40% CIR	40%	£1,996,589	£1,697,748	£1,693,649	£1,685,257	£1,664,277	£1,538,392	£1,468,458
60% LAR : 40% CIR	45%	£1,559,654	£1,278,089	£1,273,996	£1,265,616	£1,244,666	£1,118,965	£1,049,132
60% LAR : 40% CIR	50%	£1,121,852	£857,568	£853,480	£845,109	£824,184	£698,631	£628,878

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,195,509	£5,758,673	£5,754,485	£5,745,906	£5,724,457	£5,595,767	£5,524,272
60% LAR : 40% CIR	5%	£5,765,821	£5,346,213	£5,342,040	£5,333,494	£5,312,126	£5,183,921	£5,112,695
60% LAR : 40% CIR	10%	£5,335,196	£4,932,823	£4,928,665	£4,920,148	£4,898,855	£4,771,095	£4,700,117
60% LAR : 40% CIR	15%	£4,903,646	£4,518,512	£4,514,367	£4,505,877	£4,484,651	£4,357,299	£4,286,547
60% LAR : 40% CIR	**16%**	**£4,817,225**	**£4,435,540**	**£4,431,398**	**£4,422,913**	**£4,401,700**	**£4,274,424**	**£4,203,716**
60% LAR : 40% CIR	20%	£4,471,176	£4,103,288	£4,099,156	£4,090,689	£4,069,526	£3,942,542	£3,871,996
60% LAR : 40% CIR	25%	£4,037,796	£3,687,160	£3,683,038	£3,674,595	£3,653,486	£3,526,833	£3,456,471
60% LAR : 40% CIR	30%	£3,603,514	£3,270,137	£3,266,024	£3,257,601	£3,236,540	£3,110,182	£3,039,981
60% LAR : 40% CIR	35%	£3,168,339	£2,852,227	£2,848,122	£2,839,715	£2,818,698	£2,692,595	£2,622,538
60% LAR : 40% CIR	40%	£2,732,280	£2,433,439	£2,429,340	£2,420,948	£2,399,967	£2,274,083	£2,204,148
60% LAR : 40% CIR	45%	£2,295,345	£2,013,780	£2,009,687	£2,001,307	£1,980,357	£1,854,656	£1,784,823
60% LAR : 40% CIR	50%	£1,857,543	£1,593,259	£1,589,171	£1,580,800	£1,559,875	£1,434,322	£1,364,569

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,500,345	£6,063,510	£6,059,322	£6,050,743	£6,029,293	£5,900,604	£5,829,109
60% LAR : 40% CIR	5%	£6,070,658	£5,651,050	£5,646,877	£5,638,330	£5,616,963	£5,488,757	£5,417,531
60% LAR : 40% CIR	10%	£5,640,033	£5,237,659	£5,233,502	£5,224,984	£5,203,691	£5,075,931	£5,004,954
60% LAR : 40% CIR	15%	£5,208,482	£4,823,348	£4,819,203	£4,810,714	£4,789,488	£4,662,135	£4,591,384
60% LAR : 40% CIR	**16%**	**£5,122,061**	**£4,740,377**	**£4,736,234**	**£4,727,749**	**£4,706,537**	**£4,579,261**	**£4,508,552**
60% LAR : 40% CIR	20%	£4,776,013	£4,408,124	£4,403,992	£4,395,526	£4,374,363	£4,247,378	£4,176,833
60% LAR : 40% CIR	25%	£4,342,633	£3,991,997	£3,987,874	£3,979,431	£3,958,322	£3,831,670	£3,761,307
60% LAR : 40% CIR	30%	£3,908,350	£3,574,974	£3,570,861	£3,562,437	£3,541,377	£3,415,018	£3,344,818
60% LAR : 40% CIR	35%	£3,473,175	£3,157,063	£3,152,959	£3,144,551	£3,123,535	£2,997,431	£2,927,375
60% LAR : 40% CIR	40%	£3,037,117	£2,738,275	£2,734,177	£2,725,784	£2,704,804	£2,578,920	£2,508,985
60% LAR : 40% CIR	45%	£2,600,181	£2,318,616	£2,314,523	£2,306,144	£2,285,193	£2,159,492	£2,089,659
60% LAR : 40% CIR	50%	£2,162,379	£1,898,096	£1,894,008	£1,885,637	£1,864,711	£1,739,158	£1,669,406

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,860,691	£6,423,855	£6,419,667	£6,411,088	£6,389,639	£6,260,949	£6,189,454
60% LAR : 40% CIR	5%	£6,431,003	£6,011,395	£6,007,222	£5,998,676	£5,977,308	£5,849,103	£5,777,877
60% LAR : 40% CIR	10%	£6,000,378	£5,598,005	£5,593,847	£5,585,330	£5,564,037	£5,436,276	£5,365,299
60% LAR : 40% CIR	15%	£5,568,828	£5,183,694	£5,179,549	£5,171,059	£5,149,833	£5,022,481	£4,951,729
60% LAR : 40% CIR	**16%**	**£5,482,406**	**£5,100,722**	**£5,096,580**	**£5,088,094**	**£5,066,882**	**£4,939,606**	**£4,868,897**
60% LAR : 40% CIR	20%	£5,136,358	£4,768,470	£4,764,338	£4,755,871	£4,734,708	£4,607,724	£4,537,178
60% LAR : 40% CIR	25%	£4,702,978	£4,352,342	£4,348,220	£4,339,776	£4,318,667	£4,192,015	£4,121,653
60% LAR : 40% CIR	30%	£4,268,696	£3,935,319	£3,931,206	£3,922,783	£3,901,722	£3,775,364	£3,705,163
60% LAR : 40% CIR	35%	£3,833,521	£3,517,409	£3,513,304	£3,504,897	£3,483,880	£3,357,777	£3,287,720
60% LAR : 40% CIR	40%	£3,397,462	£3,098,621	£3,094,522	£3,086,130	£3,065,149	£2,939,265	£2,869,330
60% LAR : 40% CIR	45%	£2,960,527	£2,678,962	£2,674,868	£2,666,489	£2,645,538	£2,519,838	£2,450,005
60% LAR : 40% CIR	50%	£2,522,725	£2,258,441	£2,254,353	£2,245,982	£2,225,057	£2,099,503	£2,029,751

LB Camden
Local Plan Viability Testing 2025

Resi 4- 10 Flats			Value Area	Zone A - Higher Central Zone	
No Units	10		Sales value inflation		Growth
Site Area	0.02 Ha		Build cost inflation		Growth
			Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£8,159,810	£7,708,191	£7,704,002	£7,695,423	£7,673,975	£7,545,285	£7,473,790
60% LAR : 40% CIR	5%	£7,683,895	£7,250,242	£7,246,070	£7,237,522	£7,216,155	£7,087,949	£7,016,724
60% LAR : 40% CIR	10%	£7,207,043	£6,791,364	£6,787,205	£6,778,689	£6,757,395	£6,629,636	£6,558,657
60% LAR : 40% CIR	15%	£6,729,264	£6,331,563	£6,327,419	£6,318,929	£6,297,704	£6,170,351	£6,099,600
60% LAR : 40% CIR	**16%**	**£6,633,598**	**£6,239,494**	**£6,235,352**	**£6,226,867**	**£6,205,654**	**£6,078,378**	**£6,007,670**
60% LAR : 40% CIR	20%	£6,250,566	£5,870,852	£5,866,719	£5,858,253	£5,837,089	£5,710,106	£5,639,559
60% LAR : 40% CIR	25%	£5,770,958	£5,409,235	£5,405,113	£5,396,670	£5,375,561	£5,248,908	£5,178,545
60% LAR : 40% CIR	30%	£5,290,449	£4,946,723	£4,942,610	£4,934,186	£4,913,127	£4,786,767	£4,716,568
60% LAR : 40% CIR	35%	£4,809,046	£4,483,324	£4,479,220	£4,470,812	£4,449,796	£4,323,692	£4,253,635
60% LAR : 40% CIR	40%	£4,326,760	£4,019,047	£4,014,949	£4,006,557	£3,985,576	£3,859,693	£3,789,757
60% LAR : 40% CIR	45%	£3,843,596	£3,553,900	£3,549,807	£3,541,427	£3,520,477	£3,394,776	£3,324,943
60% LAR : 40% CIR	50%	£3,359,566	£3,087,891	£3,083,803	£3,075,432	£3,054,507	£2,928,953	£2,859,201

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,384,374	£5,932,755	£5,928,566	£5,919,987	£5,898,538	£5,769,849	£5,698,354
60% LAR : 40% CIR	5%	£5,908,459	£5,474,805	£5,470,633	£5,462,086	£5,440,718	£5,312,513	£5,241,288
60% LAR : 40% CIR	10%	£5,431,606	£5,015,927	£5,011,769	£5,003,252	£4,981,958	£4,854,199	£4,783,221
60% LAR : 40% CIR	15%	£4,953,828	£4,556,127	£4,551,983	£4,543,492	£4,522,267	£4,394,915	£4,324,163
60% LAR : 40% CIR	**16%**	**£4,858,162**	**£4,464,058**	**£4,459,915**	**£4,451,430**	**£4,430,218**	**£4,302,942**	**£4,232,233**
60% LAR : 40% CIR	20%	£4,475,130	£4,095,416	£4,091,282	£4,082,817	£4,061,653	£3,934,669	£3,864,123
60% LAR : 40% CIR	25%	£3,995,522	£3,633,799	£3,629,677	£3,621,233	£3,600,125	£3,473,471	£3,403,109
60% LAR : 40% CIR	30%	£3,515,013	£3,171,287	£3,167,174	£3,158,750	£3,137,691	£3,011,331	£2,941,132
60% LAR : 40% CIR	35%	£3,033,610	£2,707,888	£2,703,783	£2,695,376	£2,674,359	£2,548,256	£2,478,199
60% LAR : 40% CIR	40%	£2,551,323	£2,243,611	£2,239,513	£2,231,120	£2,210,140	£2,084,257	£2,014,321
60% LAR : 40% CIR	45%	£2,068,160	£1,778,464	£1,774,370	£1,765,991	£1,745,040	£1,619,340	£1,549,507
60% LAR : 40% CIR	50%	£1,584,129	£1,312,455	£1,308,366	£1,299,996	£1,279,070	£1,153,517	£1,083,765

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,120,065	£6,668,446	£6,664,257	£6,655,678	£6,634,229	£6,505,540	£6,434,045
60% LAR : 40% CIR	5%	£6,644,149	£6,210,496	£6,206,324	£6,197,777	£6,176,409	£6,048,204	£5,976,979
60% LAR : 40% CIR	10%	£6,167,297	£5,751,618	£5,747,460	£5,738,943	£5,717,649	£5,589,890	£5,518,912
60% LAR : 40% CIR	15%	£5,689,519	£5,291,818	£5,287,674	£5,279,183	£5,257,958	£5,130,606	£5,059,854
60% LAR : 40% CIR	**16%**	**£5,593,852**	**£5,199,749**	**£5,195,606**	**£5,187,121**	**£5,165,909**	**£5,038,633**	**£4,967,924**
60% LAR : 40% CIR	20%	£5,210,821	£4,831,106	£4,826,973	£4,818,508	£4,797,344	£4,670,360	£4,599,814
60% LAR : 40% CIR	25%	£4,731,213	£4,369,490	£4,365,368	£4,356,924	£4,335,815	£4,209,162	£4,138,800
60% LAR : 40% CIR	30%	£4,250,704	£3,906,978	£3,902,865	£3,894,441	£3,873,382	£3,747,022	£3,676,823
60% LAR : 40% CIR	35%	£3,769,300	£3,443,579	£3,439,474	£3,431,067	£3,410,050	£3,283,947	£3,213,890
60% LAR : 40% CIR	40%	£3,287,014	£2,979,302	£2,975,204	£2,966,811	£2,945,831	£2,819,948	£2,750,012
60% LAR : 40% CIR	45%	£2,803,851	£2,514,155	£2,510,061	£2,501,682	£2,480,731	£2,355,030	£2,285,198
60% LAR : 40% CIR	50%	£2,319,820	£2,048,145	£2,044,057	£2,035,686	£2,014,761	£1,889,208	£1,819,456

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,424,901	£6,973,282	£6,969,093	£6,960,514	£6,939,066	£6,810,376	£6,738,881
60% LAR : 40% CIR	5%	£6,948,986	£6,515,333	£6,511,161	£6,502,613	£6,481,246	£6,353,040	£6,281,815
60% LAR : 40% CIR	10%	£6,472,133	£6,056,455	£6,052,296	£6,043,780	£6,022,486	£5,894,726	£5,823,748
60% LAR : 40% CIR	15%	£5,994,355	£5,596,654	£5,592,510	£5,584,020	£5,562,794	£5,435,442	£5,364,691
60% LAR : 40% CIR	**16%**	**£5,898,689**	**£5,504,585**	**£5,500,443**	**£5,491,957**	**£5,470,745**	**£5,343,469**	**£5,272,760**
60% LAR : 40% CIR	20%	£5,515,657	£5,135,943	£5,131,809	£5,123,344	£5,102,180	£4,975,197	£4,904,650
60% LAR : 40% CIR	25%	£5,036,049	£4,674,326	£4,670,204	£4,661,761	£4,640,652	£4,513,998	£4,443,636
60% LAR : 40% CIR	30%	£4,555,540	£4,211,814	£4,207,701	£4,199,277	£4,178,218	£4,051,858	£3,981,659
60% LAR : 40% CIR	35%	£4,074,137	£3,748,415	£3,744,310	£3,735,903	£3,714,887	£3,588,783	£3,518,726
60% LAR : 40% CIR	40%	£3,591,850	£3,284,138	£3,280,040	£3,271,647	£3,250,667	£3,124,784	£3,054,848
60% LAR : 40% CIR	45%	£3,108,687	£2,818,991	£2,814,898	£2,806,518	£2,785,568	£2,659,867	£2,590,034
60% LAR : 40% CIR	50%	£2,624,657	£2,352,982	£2,348,894	£2,340,523	£2,319,597	£2,194,044	£2,124,292

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,785,247	£7,333,628	£7,329,439	£7,320,859	£7,299,411	£7,170,722	£7,099,227
60% LAR : 40% CIR	5%	£7,309,331	£6,875,678	£6,871,506	£6,862,959	£6,841,591	£6,713,385	£6,642,161
60% LAR : 40% CIR	10%	£6,832,479	£6,416,800	£6,412,642	£6,404,125	£6,382,831	£6,255,072	£6,184,094
60% LAR : 40% CIR	15%	£6,354,701	£5,957,000	£5,952,856	£5,944,365	£5,923,140	£5,795,788	£5,725,036
60% LAR : 40% CIR	**16%**	**£6,259,034**	**£5,864,930**	**£5,860,788**	**£5,852,303**	**£5,831,091**	**£5,703,815**	**£5,633,106**
60% LAR : 40% CIR	20%	£5,876,002	£5,496,288	£5,492,155	£5,483,690	£5,462,526	£5,335,542	£5,264,995
60% LAR : 40% CIR	25%	£5,396,395	£5,034,672	£5,030,550	£5,022,106	£5,000,997	£4,874,344	£4,803,982
60% LAR : 40% CIR	30%	£4,915,886	£4,572,160	£4,568,046	£4,559,623	£4,538,563	£4,412,204	£4,342,004
60% LAR : 40% CIR	35%	£4,434,482	£4,108,760	£4,104,656	£4,096,249	£4,075,232	£3,949,128	£3,879,072
60% LAR : 40% CIR	40%	£3,952,196	£3,644,484	£3,640,385	£3,631,993	£3,611,013	£3,485,129	£3,415,194
60% LAR : 40% CIR	45%	£3,469,033	£3,179,337	£3,175,243	£3,166,864	£3,145,913	£3,020,212	£2,950,379
60% LAR : 40% CIR	50%	£2,985,002	£2,713,327	£2,709,239	£2,700,868	£2,679,943	£2,554,390	£2,484,637

LB Camden
Local Plan Viability Testing 2025

Resi 5- 13 Flats	
No Units	13
Site Area	0.03 Ha

Value Area	Zone A - Zone 1 and Eastern Central Zone	
Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,225,174	£4,730,164	£4,724,717	£4,712,821	£4,683,079	£4,504,629	£4,405,489
60% LAR : 40% CIR	5%	£4,863,145	£4,388,285	£4,382,859	£4,371,007	£4,341,377	£4,163,599	£4,064,833
60% LAR : 40% CIR	10%	£4,499,818	£4,045,117	£4,039,710	£4,027,899	£3,998,372	£3,821,212	£3,722,790
60% LAR : 40% CIR	15%	£4,135,206	£3,700,672	£3,695,282	£3,683,509	£3,654,077	£3,477,481	£3,379,372
60% LAR : 40% CIR	20%	£3,769,319	£3,354,961	£3,349,587	£3,337,849	£3,308,501	£3,132,418	£3,034,593
60% LAR : 40% CIR	**22%**	**£3,622,610**	**£3,216,325**	**£3,210,958**	**£3,199,232**	**£3,169,916**	**£2,994,022**	**£2,896,303**
60% LAR : 40% CIR	25%	£3,402,171	£3,007,998	£3,002,638	£2,990,930	£2,961,659	£2,786,034	£2,688,465
60% LAR : 40% CIR	30%	£3,033,773	£2,659,793	£2,654,445	£2,642,764	£2,613,561	£2,438,343	£2,340,999
60% LAR : 40% CIR	35%	£2,664,137	£2,310,358	£2,305,022	£2,293,363	£2,264,219	£2,089,357	£1,992,211
60% LAR : 40% CIR	40%	£2,293,275	£1,959,706	£1,954,377	£1,942,740	£1,913,647	£1,739,089	£1,642,111
60% LAR : 40% CIR	45%	£1,921,198	£1,607,847	£1,602,526	£1,590,905	£1,561,854	£1,387,549	£1,290,714
60% LAR : 40% CIR	50%	£1,547,919	£1,254,794	£1,249,477	£1,237,871	£1,208,854	£1,034,753	£938,030

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,686,300	£2,191,290	£2,185,843	£2,173,947	£2,144,205	£1,965,755	£1,866,615
60% LAR : 40% CIR	5%	£2,324,271	£1,849,411	£1,843,985	£1,832,133	£1,802,503	£1,624,725	£1,525,959
60% LAR : 40% CIR	10%	£1,960,944	£1,506,243	£1,500,836	£1,489,025	£1,459,498	£1,282,338	£1,183,916
60% LAR : 40% CIR	15%	£1,596,332	£1,161,798	£1,156,408	£1,144,635	£1,115,203	£938,607	£840,498
60% LAR : 40% CIR	20%	£1,230,445	£816,087	£810,713	£798,975	£769,627	£593,544	£495,719
60% LAR : 40% CIR	**22%**	**£1,083,736**	**£677,451**	**£672,084**	**£660,358**	**£631,042**	**£455,148**	**£357,429**
60% LAR : 40% CIR	25%	£863,297	£469,124	£463,764	£452,056	£422,785	£247,160	£149,591
60% LAR : 40% CIR	30%	£494,899	£120,919	£115,571	£103,890	£74,687	-£100,531	-£197,875
60% LAR : 40% CIR	35%	£125,263	-£228,516	-£233,852	-£245,511	-£274,655	-£449,517	-£546,663
60% LAR : 40% CIR	40%	-£245,599	-£579,168	-£584,497	-£596,134	-£625,227	-£799,785	-£896,763
60% LAR : 40% CIR	45%	-£617,676	-£931,027	-£936,348	-£947,969	-£977,020	-£1,151,325	-£1,248,160
60% LAR : 40% CIR	50%	-£990,955	-£1,284,080	-£1,289,397	-£1,301,003	-£1,330,020	-£1,504,121	-£1,600,844

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,738,338	£3,243,328	£3,237,881	£3,225,985	£3,196,243	£3,017,793	£2,918,653
60% LAR : 40% CIR	5%	£3,376,309	£2,901,449	£2,896,023	£2,884,171	£2,854,541	£2,676,763	£2,577,997
60% LAR : 40% CIR	10%	£3,012,982	£2,558,281	£2,552,874	£2,541,063	£2,511,536	£2,334,376	£2,235,954
60% LAR : 40% CIR	15%	£2,648,370	£2,213,836	£2,208,446	£2,196,673	£2,167,241	£1,990,645	£1,892,536
60% LAR : 40% CIR	20%	£2,282,483	£1,868,125	£1,862,751	£1,851,013	£1,821,665	£1,645,582	£1,547,757
60% LAR : 40% CIR	**22%**	**£2,135,774**	**£1,729,489**	**£1,724,122**	**£1,712,396**	**£1,683,080**	**£1,507,186**	**£1,409,467**
60% LAR : 40% CIR	25%	£1,915,335	£1,521,162	£1,515,802	£1,504,094	£1,474,823	£1,299,198	£1,201,629
60% LAR : 40% CIR	30%	£1,546,937	£1,172,957	£1,167,609	£1,155,928	£1,126,725	£951,507	£854,163
60% LAR : 40% CIR	35%	£1,177,301	£823,522	£818,186	£806,527	£777,383	£602,521	£505,375
60% LAR : 40% CIR	40%	£806,439	£472,870	£467,541	£455,904	£426,811	£252,253	£155,275
60% LAR : 40% CIR	45%	£434,362	£121,011	£115,690	£104,069	£75,018	-£99,287	-£196,122
60% LAR : 40% CIR	50%	£61,083	-£232,042	-£237,359	-£248,965	-£277,982	-£452,083	-£548,806

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,174,254	£3,679,244	£3,673,797	£3,661,901	£3,632,159	£3,453,709	£3,354,569
60% LAR : 40% CIR	5%	£3,812,225	£3,337,365	£3,331,939	£3,320,087	£3,290,457	£3,112,679	£3,013,913
60% LAR : 40% CIR	10%	£3,448,898	£2,994,197	£2,988,790	£2,976,979	£2,947,452	£2,770,292	£2,671,870
60% LAR : 40% CIR	15%	£3,084,286	£2,649,752	£2,644,362	£2,632,589	£2,603,157	£2,426,561	£2,328,452
60% LAR : 40% CIR	20%	£2,718,399	£2,304,041	£2,298,667	£2,286,929	£2,257,581	£2,081,498	£1,983,673
60% LAR : 40% CIR	**22%**	**£2,571,690**	**£2,165,405**	**£2,160,038**	**£2,148,312**	**£2,118,996**	**£1,943,102**	**£1,845,383**
60% LAR : 40% CIR	25%	£2,351,251	£1,957,078	£1,951,718	£1,940,010	£1,910,739	£1,735,114	£1,637,545
60% LAR : 40% CIR	30%	£1,982,853	£1,608,873	£1,603,525	£1,591,844	£1,562,641	£1,387,423	£1,290,079
60% LAR : 40% CIR	35%	£1,613,217	£1,259,438	£1,254,102	£1,242,443	£1,213,299	£1,038,437	£941,291
60% LAR : 40% CIR	40%	£1,242,355	£908,786	£903,457	£891,820	£862,727	£688,169	£591,191
60% LAR : 40% CIR	45%	£870,278	£556,927	£551,606	£539,985	£510,934	£336,629	£239,794
60% LAR : 40% CIR	50%	£496,999	£203,874	£198,557	£186,951	£157,934	-£16,167	-£112,890

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,689,548	£4,194,538	£4,189,091	£4,177,195	£4,147,453	£3,969,003	£3,869,863
60% LAR : 40% CIR	5%	£4,327,519	£3,852,659	£3,847,233	£3,835,381	£3,805,751	£3,627,973	£3,529,207
60% LAR : 40% CIR	10%	£3,964,192	£3,509,491	£3,504,084	£3,492,273	£3,462,746	£3,285,586	£3,187,164
60% LAR : 40% CIR	15%	£3,599,580	£3,165,046	£3,159,656	£3,147,883	£3,118,451	£2,941,855	£2,843,746
60% LAR : 40% CIR	20%	£3,233,693	£2,819,335	£2,813,961	£2,802,223	£2,772,875	£2,596,792	£2,498,967
60% LAR : 40% CIR	**22%**	**£3,086,984**	**£2,680,699**	**£2,675,332**	**£2,663,606**	**£2,634,290**	**£2,458,396**	**£2,360,677**
60% LAR : 40% CIR	25%	£2,866,545	£2,472,372	£2,467,012	£2,455,304	£2,426,033	£2,250,408	£2,152,839
60% LAR : 40% CIR	30%	£2,498,147	£2,124,167	£2,118,819	£2,107,138	£2,077,935	£1,902,717	£1,805,373
60% LAR : 40% CIR	35%	£2,128,511	£1,774,732	£1,769,396	£1,757,737	£1,728,593	£1,553,731	£1,456,585
60% LAR : 40% CIR	40%	£1,757,649	£1,424,080	£1,418,751	£1,407,114	£1,378,021	£1,203,463	£1,106,485
60% LAR : 40% CIR	45%	£1,385,572	£1,072,221	£1,066,900	£1,055,279	£1,026,228	£851,923	£755,088
60% LAR : 40% CIR	50%	£1,012,293	£719,168	£713,851	£702,245	£673,228	£499,127	£402,404

LB Camden
Local Plan Viability Testing 2025

Resi 5- 13 Flats		Value Area	Zone A - Kings Cross Lower

No Units	13	Sales value inflation		Growth
Site Area	0.03 Ha	Build cost inflation		Growth
		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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£5,225,174	£4,730,164	£4,724,717	£4,712,821	£4,683,079	£4,504,629	£4,405,489
60% LAR : 40% CIR	5%	£4,863,145	£4,388,285	£4,382,859	£4,371,007	£4,341,377	£4,163,599	£4,064,833
60% LAR : 40% CIR	10%	£4,499,818	£4,045,117	£4,039,710	£4,027,899	£3,998,372	£3,821,212	£3,722,790
60% LAR : 40% CIR	15%	£4,135,206	£3,700,672	£3,695,282	£3,683,509	£3,654,077	£3,477,481	£3,379,372
60% LAR : 40% CIR	20%	£3,769,319	£3,354,961	£3,349,587	£3,337,849	£3,308,501	£3,132,418	£3,034,593
60% LAR : 40% CIR	**22%**	**£3,622,610**	**£3,216,325**	**£3,210,958**	**£3,199,232**	**£3,169,916**	**£2,994,022**	**£2,896,303**
60% LAR : 40% CIR	25%	£3,402,171	£3,007,998	£3,002,638	£2,990,930	£2,961,659	£2,786,034	£2,688,465
60% LAR : 40% CIR	30%	£3,033,773	£2,659,793	£2,654,445	£2,642,764	£2,613,561	£2,438,343	£2,340,999
60% LAR : 40% CIR	35%	£2,664,137	£2,310,358	£2,305,022	£2,293,363	£2,264,219	£2,089,357	£1,992,211
60% LAR : 40% CIR	40%	£2,293,275	£1,959,706	£1,954,377	£1,942,740	£1,913,647	£1,739,089	£1,642,111
60% LAR : 40% CIR	45%	£1,921,198	£1,607,847	£1,602,526	£1,590,905	£1,561,854	£1,387,549	£1,290,714
60% LAR : 40% CIR	50%	£1,547,919	£1,254,794	£1,249,477	£1,237,871	£1,208,854	£1,034,753	£938,030

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,686,300	£2,191,290	£2,185,843	£2,173,947	£2,144,205	£1,965,755	£1,866,615
60% LAR : 40% CIR	5%	£2,324,271	£1,849,411	£1,843,985	£1,832,133	£1,802,503	£1,624,725	£1,525,959
60% LAR : 40% CIR	10%	£1,960,944	£1,506,243	£1,500,836	£1,489,025	£1,459,498	£1,282,338	£1,183,916
60% LAR : 40% CIR	15%	£1,596,332	£1,161,798	£1,156,408	£1,144,635	£1,115,203	£938,607	£840,498
60% LAR : 40% CIR	20%	£1,230,445	£816,087	£810,713	£798,975	£769,627	£593,544	£495,719
60% LAR : 40% CIR	**22%**	**£1,083,736**	**£677,451**	**£672,084**	**£660,358**	**£631,042**	**£455,148**	**£357,429**
60% LAR : 40% CIR	25%	£863,297	£469,124	£463,764	£452,056	£422,785	£247,160	£149,591
60% LAR : 40% CIR	30%	£494,899	£120,919	£115,571	£103,890	£74,687	-£100,531	-£197,875
60% LAR : 40% CIR	35%	£125,263	-£228,516	-£233,852	-£245,511	-£274,655	-£449,517	-£546,663
60% LAR : 40% CIR	40%	-£245,599	-£579,168	-£584,497	-£596,134	-£625,227	-£799,785	-£896,763
60% LAR : 40% CIR	45%	-£617,676	-£931,027	-£936,348	-£947,969	-£977,020	-£1,151,325	-£1,248,160
60% LAR : 40% CIR	50%	-£990,955	-£1,284,080	-£1,289,397	-£1,301,003	-£1,330,020	-£1,504,121	-£1,600,844

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,738,338	£3,243,328	£3,237,881	£3,225,985	£3,196,243	£3,017,793	£2,918,653
60% LAR : 40% CIR	5%	£3,376,309	£2,901,449	£2,896,023	£2,884,171	£2,854,541	£2,676,763	£2,577,997
60% LAR : 40% CIR	10%	£3,012,982	£2,558,281	£2,552,874	£2,541,063	£2,511,536	£2,334,376	£2,235,954
60% LAR : 40% CIR	15%	£2,648,370	£2,213,836	£2,208,446	£2,196,673	£2,167,241	£1,990,645	£1,892,536
60% LAR : 40% CIR	20%	£2,282,483	£1,868,125	£1,862,751	£1,851,013	£1,821,665	£1,645,582	£1,547,757
60% LAR : 40% CIR	**22%**	**£2,135,774**	**£1,729,489**	**£1,724,122**	**£1,712,396**	**£1,683,080**	**£1,507,186**	**£1,409,467**
60% LAR : 40% CIR	25%	£1,915,335	£1,521,162	£1,515,802	£1,504,094	£1,474,823	£1,299,198	£1,201,629
60% LAR : 40% CIR	30%	£1,546,937	£1,172,957	£1,167,609	£1,155,928	£1,126,725	£951,507	£854,163
60% LAR : 40% CIR	35%	£1,177,301	£823,522	£818,186	£806,527	£777,383	£602,521	£505,375
60% LAR : 40% CIR	40%	£806,439	£472,870	£467,541	£455,904	£426,811	£252,253	£155,275
60% LAR : 40% CIR	45%	£434,362	£121,011	£115,690	£104,069	£75,018	-£99,287	-£196,122
60% LAR : 40% CIR	50%	£61,083	-£232,042	-£237,359	-£248,965	-£277,982	-£452,083	-£548,806

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,174,254	£3,679,244	£3,673,797	£3,661,901	£3,632,159	£3,453,709	£3,354,569
60% LAR : 40% CIR	5%	£3,812,225	£3,337,365	£3,331,939	£3,320,087	£3,290,457	£3,112,679	£3,013,913
60% LAR : 40% CIR	10%	£3,448,898	£2,994,197	£2,988,790	£2,976,979	£2,947,452	£2,770,292	£2,671,870
60% LAR : 40% CIR	15%	£3,084,286	£2,649,752	£2,644,362	£2,632,589	£2,603,157	£2,426,561	£2,328,452
60% LAR : 40% CIR	20%	£2,718,399	£2,304,041	£2,298,667	£2,286,929	£2,257,581	£2,081,498	£1,983,673
60% LAR : 40% CIR	**22%**	**£2,571,690**	**£2,165,405**	**£2,160,038**	**£2,148,312**	**£2,118,996**	**£1,943,102**	**£1,845,383**
60% LAR : 40% CIR	25%	£2,351,251	£1,957,078	£1,951,718	£1,940,010	£1,910,739	£1,735,114	£1,637,545
60% LAR : 40% CIR	30%	£1,982,853	£1,608,873	£1,603,525	£1,591,844	£1,562,641	£1,387,423	£1,290,079
60% LAR : 40% CIR	35%	£1,613,217	£1,259,438	£1,254,102	£1,242,443	£1,213,299	£1,038,437	£941,291
60% LAR : 40% CIR	40%	£1,242,355	£908,786	£903,457	£891,820	£862,727	£688,169	£591,191
60% LAR : 40% CIR	45%	£870,278	£556,927	£551,606	£539,985	£510,934	£336,629	£239,794
60% LAR : 40% CIR	50%	£496,999	£203,874	£198,557	£186,951	£157,934	-£16,167	-£112,890

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,689,548	£4,194,538	£4,189,091	£4,177,195	£4,147,453	£3,969,003	£3,869,863
60% LAR : 40% CIR	5%	£4,327,519	£3,852,659	£3,847,233	£3,835,381	£3,805,751	£3,627,973	£3,529,207
60% LAR : 40% CIR	10%	£3,964,192	£3,509,491	£3,504,084	£3,492,273	£3,462,746	£3,285,586	£3,187,164
60% LAR : 40% CIR	15%	£3,599,580	£3,165,046	£3,159,656	£3,147,883	£3,118,451	£2,941,855	£2,843,746
60% LAR : 40% CIR	20%	£3,233,693	£2,819,335	£2,813,961	£2,802,223	£2,772,875	£2,596,792	£2,498,967
60% LAR : 40% CIR	**22%**	**£3,086,984**	**£2,680,699**	**£2,675,332**	**£2,663,606**	**£2,634,290**	**£2,458,396**	**£2,360,677**
60% LAR : 40% CIR	25%	£2,866,545	£2,472,372	£2,467,012	£2,455,304	£2,426,033	£2,250,408	£2,152,839
60% LAR : 40% CIR	30%	£2,498,147	£2,124,167	£2,118,819	£2,107,138	£2,077,935	£1,902,717	£1,805,373
60% LAR : 40% CIR	35%	£2,128,511	£1,774,732	£1,769,396	£1,757,737	£1,728,593	£1,553,731	£1,456,585
60% LAR : 40% CIR	40%	£1,757,649	£1,424,080	£1,418,751	£1,407,114	£1,378,021	£1,203,463	£1,106,485
60% LAR : 40% CIR	45%	£1,385,572	£1,072,221	£1,066,900	£1,055,279	£1,026,228	£851,923	£755,088
60% LAR : 40% CIR	50%	£1,012,293	£719,168	£713,851	£702,245	£673,228	£499,127	£402,404

LB Camden
Local Plan Viability Testing 2025

Resi 5- 13 Flats		Value Area	Zone A - Kings Cross Higher

No Units	13
Site Area	0.03 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£6,126,617	£5,617,191	£5,611,745	£5,599,848	£5,570,107	£5,391,656	£5,292,518
60% LAR : 40% CIR	5%	£5,719,514	£5,230,961	£5,225,536	£5,213,683	£5,184,054	£5,006,275	£4,907,510
60% LAR : 40% CIR	10%	£5,311,116	£4,843,442	£4,838,035	£4,826,224	£4,796,697	£4,619,538	£4,521,115
60% LAR : 40% CIR	15%	£4,901,431	£4,454,645	£4,449,256	£4,437,483	£4,408,051	£4,231,455	£4,133,346
60% LAR : 40% CIR	20%	£4,490,473	£4,064,583	£4,059,210	£4,047,471	£4,018,124	£3,842,039	£3,744,216
60% LAR : 40% CIR	**22%**	**£4,325,735**	**£3,908,208**	**£3,902,839**	**£3,891,113**	**£3,861,798**	**£3,685,903**	**£3,588,184**
60% LAR : 40% CIR	25%	£4,078,252	£3,673,269	£3,667,909	£3,656,201	£3,626,930	£3,451,305	£3,353,736
60% LAR : 40% CIR	30%	£3,664,782	£3,280,713	£3,275,365	£3,263,683	£3,234,481	£3,059,263	£2,961,919
60% LAR : 40% CIR	35%	£3,250,074	£2,886,927	£2,881,589	£2,869,932	£2,840,788	£2,665,925	£2,568,779
60% LAR : 40% CIR	40%	£2,834,139	£2,491,923	£2,486,594	£2,474,957	£2,445,863	£2,271,305	£2,174,328
60% LAR : 40% CIR	45%	£2,416,991	£2,095,712	£2,090,391	£2,078,770	£2,049,720	£1,875,415	£1,778,579
60% LAR : 40% CIR	50%	£1,998,640	£1,698,308	£1,692,992	£1,681,385	£1,652,368	£1,478,267	£1,381,544

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,587,743	£3,078,317	£3,072,871	£3,060,974	£3,031,233	£2,852,782	£2,753,644
60% LAR : 40% CIR	5%	£3,180,640	£2,692,087	£2,686,662	£2,674,809	£2,645,180	£2,467,401	£2,368,636
60% LAR : 40% CIR	10%	£2,772,242	£2,304,568	£2,299,161	£2,287,350	£2,257,823	£2,080,664	£1,982,241
60% LAR : 40% CIR	15%	£2,362,557	£1,915,771	£1,910,382	£1,898,609	£1,869,177	£1,692,581	£1,594,472
60% LAR : 40% CIR	20%	£1,951,599	£1,525,709	£1,520,336	£1,508,597	£1,479,250	£1,303,165	£1,205,342
60% LAR : 40% CIR	**22%**	**£1,786,861**	**£1,369,334**	**£1,363,965**	**£1,352,239**	**£1,322,924**	**£1,147,029**	**£1,049,310**
60% LAR : 40% CIR	25%	£1,539,378	£1,134,395	£1,129,035	£1,117,327	£1,088,056	£912,431	£814,862
60% LAR : 40% CIR	30%	£1,125,908	£741,839	£736,491	£724,809	£695,607	£520,389	£423,045
60% LAR : 40% CIR	35%	£711,200	£348,053	£342,715	£331,058	£301,914	£127,051	£29,905
60% LAR : 40% CIR	40%	£295,265	-£46,951	-£52,280	-£63,917	-£93,011	-£267,569	-£364,546
60% LAR : 40% CIR	45%	-£121,883	-£443,162	-£448,483	-£460,104	-£489,154	-£663,459	-£760,295
60% LAR : 40% CIR	50%	-£540,234	-£840,566	-£845,882	-£857,489	-£886,506	-£1,060,607	-£1,157,330

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,639,781	£4,130,355	£4,124,909	£4,113,012	£4,083,271	£3,904,820	£3,805,682
60% LAR : 40% CIR	5%	£4,232,678	£3,744,125	£3,738,700	£3,726,847	£3,697,218	£3,519,439	£3,420,674
60% LAR : 40% CIR	10%	£3,824,280	£3,356,606	£3,351,199	£3,339,388	£3,309,861	£3,132,702	£3,034,279
60% LAR : 40% CIR	15%	£3,414,595	£2,967,809	£2,962,420	£2,950,647	£2,921,215	£2,744,619	£2,646,510
60% LAR : 40% CIR	20%	£3,003,637	£2,577,747	£2,572,374	£2,560,635	£2,531,288	£2,355,203	£2,257,380
60% LAR : 40% CIR	**22%**	**£2,838,899**	**£2,421,372**	**£2,416,003**	**£2,404,277**	**£2,374,962**	**£2,199,067**	**£2,101,348**
60% LAR : 40% CIR	25%	£2,591,416	£2,186,433	£2,181,073	£2,169,365	£2,140,094	£1,964,469	£1,866,900
60% LAR : 40% CIR	30%	£2,177,946	£1,793,877	£1,788,529	£1,776,847	£1,747,645	£1,572,427	£1,475,083
60% LAR : 40% CIR	35%	£1,763,238	£1,400,091	£1,394,753	£1,383,096	£1,353,952	£1,179,089	£1,081,943
60% LAR : 40% CIR	40%	£1,347,303	£1,005,087	£999,758	£988,121	£959,027	£784,469	£687,492
60% LAR : 40% CIR	45%	£930,155	£608,876	£603,555	£591,934	£562,884	£388,579	£291,743
60% LAR : 40% CIR	50%	£511,804	£211,472	£206,156	£194,549	£165,532	-£8,569	-£105,292

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,075,697	£4,566,271	£4,560,825	£4,548,928	£4,519,187	£4,340,736	£4,241,598
60% LAR : 40% CIR	5%	£4,668,594	£4,180,041	£4,174,616	£4,162,763	£4,133,134	£3,955,355	£3,856,590
60% LAR : 40% CIR	10%	£4,260,196	£3,792,522	£3,787,115	£3,775,304	£3,745,777	£3,568,618	£3,470,195
60% LAR : 40% CIR	15%	£3,850,511	£3,403,725	£3,398,336	£3,386,563	£3,357,131	£3,180,535	£3,082,426
60% LAR : 40% CIR	20%	£3,439,553	£3,013,663	£3,008,290	£2,996,551	£2,967,204	£2,791,119	£2,693,296
60% LAR : 40% CIR	**22%**	**£3,274,815**	**£2,857,288**	**£2,851,919**	**£2,840,193**	**£2,810,878**	**£2,634,983**	**£2,537,264**
60% LAR : 40% CIR	25%	£3,027,332	£2,622,349	£2,616,989	£2,605,281	£2,576,010	£2,400,385	£2,302,816
60% LAR : 40% CIR	30%	£2,613,862	£2,229,793	£2,224,445	£2,212,763	£2,183,561	£2,008,343	£1,910,999
60% LAR : 40% CIR	35%	£2,199,154	£1,836,007	£1,830,669	£1,819,012	£1,789,868	£1,615,005	£1,517,859
60% LAR : 40% CIR	40%	£1,783,219	£1,441,003	£1,435,674	£1,424,037	£1,394,943	£1,220,385	£1,123,408
60% LAR : 40% CIR	45%	£1,366,071	£1,044,792	£1,039,471	£1,027,850	£998,800	£824,495	£727,659
60% LAR : 40% CIR	50%	£947,720	£647,388	£642,072	£630,465	£601,448	£427,347	£330,624

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,590,991	£5,081,565	£5,076,119	£5,064,222	£5,034,481	£4,856,030	£4,756,892
60% LAR : 40% CIR	5%	£5,183,888	£4,695,335	£4,689,910	£4,678,057	£4,648,428	£4,470,649	£4,371,884
60% LAR : 40% CIR	10%	£4,775,490	£4,307,816	£4,302,409	£4,290,598	£4,261,071	£4,083,912	£3,985,489
60% LAR : 40% CIR	15%	£4,365,805	£3,919,019	£3,913,630	£3,901,857	£3,872,425	£3,695,829	£3,597,720
60% LAR : 40% CIR	20%	£3,954,847	£3,528,957	£3,523,584	£3,511,845	£3,482,498	£3,306,413	£3,208,590
60% LAR : 40% CIR	**22%**	**£3,790,109**	**£3,372,582**	**£3,367,213**	**£3,355,487**	**£3,326,172**	**£3,150,277**	**£3,052,558**
60% LAR : 40% CIR	25%	£3,542,626	£3,137,643	£3,132,283	£3,120,575	£3,091,304	£2,915,679	£2,818,110
60% LAR : 40% CIR	30%	£3,129,156	£2,745,087	£2,739,739	£2,728,057	£2,698,855	£2,523,637	£2,426,293
60% LAR : 40% CIR	35%	£2,714,448	£2,351,301	£2,345,963	£2,334,306	£2,305,162	£2,130,299	£2,033,153
60% LAR : 40% CIR	40%	£2,298,513	£1,956,297	£1,950,968	£1,939,331	£1,910,237	£1,735,679	£1,638,702
60% LAR : 40% CIR	45%	£1,881,365	£1,560,086	£1,554,765	£1,543,144	£1,514,094	£1,339,789	£1,242,953
60% LAR : 40% CIR	50%	£1,463,014	£1,162,682	£1,157,366	£1,145,759	£1,116,742	£942,641	£845,918

LB Camden
Local Plan Viability Testing 2025

Resi 5- 13 Flats		**Value Area**	**Zone A - Lower Cenral Zone**

No Units	**13**
Site Area	**0.03 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£7,028,058	£6,504,219	£6,498,774	£6,486,877	£6,457,135	£6,278,685	£6,179,546
60% LAR : 40% CIR	5%	£6,575,884	£6,073,637	£6,068,212	£6,056,361	£6,026,730	£5,848,952	£5,750,186
60% LAR : 40% CIR	10%	£6,122,413	£5,641,767	£5,636,360	£5,624,549	£5,595,022	£5,417,863	£5,319,440
60% LAR : 40% CIR	15%	£5,667,657	£5,208,619	£5,203,230	£5,191,457	£5,162,025	£4,985,428	£4,887,320
60% LAR : 40% CIR	20%	£5,211,627	£4,774,206	£4,768,832	£4,757,094	£4,727,746	£4,551,662	£4,453,838
60% LAR : 40% CIR	**22%**	**£5,028,860**	**£4,600,089**	**£4,594,722**	**£4,582,995**	**£4,553,679**	**£4,377,786**	**£4,280,066**
60% LAR : 40% CIR	25%	£4,754,334	£4,338,540	£4,333,180	£4,321,471	£4,292,201	£4,116,576	£4,019,007
60% LAR : 40% CIR	30%	£4,295,792	£3,901,633	£3,896,285	£3,884,603	£3,855,400	£3,680,182	£3,582,839
60% LAR : 40% CIR	35%	£3,836,011	£3,463,495	£3,458,157	£3,446,500	£3,417,356	£3,242,493	£3,145,347
60% LAR : 40% CIR	40%	£3,375,005	£3,024,140	£3,018,810	£3,007,173	£2,978,080	£2,803,522	£2,706,545
60% LAR : 40% CIR	45%	£2,912,784	£2,583,578	£2,578,256	£2,566,636	£2,537,585	£2,363,280	£2,266,444
60% LAR : 40% CIR	50%	£2,449,360	£2,141,822	£2,136,506	£2,124,898	£2,095,883	£1,921,781	£1,825,058

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,489,184	£3,965,345	£3,959,900	£3,948,003	£3,918,261	£3,739,811	£3,640,672
60% LAR : 40% CIR	5%	£4,037,010	£3,534,763	£3,529,338	£3,517,487	£3,487,856	£3,310,078	£3,211,312
60% LAR : 40% CIR	10%	£3,583,539	£3,102,893	£3,097,486	£3,085,675	£3,056,148	£2,878,989	£2,780,566
60% LAR : 40% CIR	15%	£3,128,783	£2,669,745	£2,664,356	£2,652,583	£2,623,151	£2,446,554	£2,348,446
60% LAR : 40% CIR	20%	£2,672,753	£2,235,332	£2,229,958	£2,218,220	£2,188,872	£2,012,788	£1,914,964
60% LAR : 40% CIR	**22%**	**£2,489,986**	**£2,061,215**	**£2,055,848**	**£2,044,121**	**£2,014,805**	**£1,838,912**	**£1,741,192**
60% LAR : 40% CIR	25%	£2,215,460	£1,799,666	£1,794,306	£1,782,597	£1,753,327	£1,577,702	£1,480,133
60% LAR : 40% CIR	30%	£1,756,918	£1,362,759	£1,357,411	£1,345,729	£1,316,526	£1,141,308	£1,043,965
60% LAR : 40% CIR	35%	£1,297,137	£924,621	£919,283	£907,626	£878,482	£703,619	£606,473
60% LAR : 40% CIR	40%	£836,131	£485,266	£479,936	£468,299	£439,206	£264,648	£167,671
60% LAR : 40% CIR	45%	£373,910	£44,704	£39,382	£27,762	-£1,289	-£175,594	-£272,430
60% LAR : 40% CIR	50%	-£89,514	-£397,052	-£402,368	-£413,976	-£442,991	-£617,093	-£713,816

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,541,222	£5,017,383	£5,011,938	£5,000,041	£4,970,299	£4,791,849	£4,692,710
60% LAR : 40% CIR	5%	£5,089,048	£4,586,801	£4,581,376	£4,569,525	£4,539,894	£4,362,116	£4,263,350
60% LAR : 40% CIR	10%	£4,635,577	£4,154,931	£4,149,524	£4,137,713	£4,108,186	£3,931,027	£3,832,604
60% LAR : 40% CIR	15%	£4,180,821	£3,721,783	£3,716,394	£3,704,621	£3,675,189	£3,498,592	£3,400,484
60% LAR : 40% CIR	20%	£3,724,791	£3,287,370	£3,281,996	£3,270,258	£3,240,910	£3,064,826	£2,967,002
60% LAR : 40% CIR	**22%**	**£3,542,024**	**£3,113,253**	**£3,107,886**	**£3,096,159**	**£3,066,843**	**£2,890,950**	**£2,793,230**
60% LAR : 40% CIR	25%	£3,267,498	£2,851,704	£2,846,344	£2,834,635	£2,805,365	£2,629,740	£2,532,171
60% LAR : 40% CIR	30%	£2,808,956	£2,414,797	£2,409,449	£2,397,767	£2,368,564	£2,193,346	£2,096,003
60% LAR : 40% CIR	35%	£2,349,175	£1,976,659	£1,971,321	£1,959,664	£1,930,520	£1,755,657	£1,658,511
60% LAR : 40% CIR	40%	£1,888,169	£1,537,304	£1,531,974	£1,520,337	£1,491,244	£1,316,686	£1,219,709
60% LAR : 40% CIR	45%	£1,425,948	£1,096,742	£1,091,420	£1,079,800	£1,050,749	£876,444	£779,608
60% LAR : 40% CIR	50%	£962,524	£654,986	£649,670	£638,062	£609,047	£434,945	£338,222

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,977,138	£5,453,299	£5,447,854	£5,435,957	£5,406,215	£5,227,765	£5,128,626
60% LAR : 40% CIR	5%	£5,524,964	£5,022,717	£5,017,292	£5,005,441	£4,975,810	£4,798,032	£4,699,266
60% LAR : 40% CIR	10%	£5,071,493	£4,590,847	£4,585,440	£4,573,629	£4,544,102	£4,366,943	£4,268,520
60% LAR : 40% CIR	15%	£4,616,737	£4,157,699	£4,152,310	£4,140,537	£4,111,105	£3,934,508	£3,836,400
60% LAR : 40% CIR	20%	£4,160,707	£3,723,286	£3,717,912	£3,706,174	£3,676,826	£3,500,742	£3,402,918
60% LAR : 40% CIR	**22%**	**£3,977,940**	**£3,549,169**	**£3,543,802**	**£3,532,075**	**£3,502,759**	**£3,326,866**	**£3,229,146**
60% LAR : 40% CIR	25%	£3,703,414	£3,287,620	£3,282,260	£3,270,551	£3,241,281	£3,065,656	£2,968,087
60% LAR : 40% CIR	30%	£3,244,872	£2,850,713	£2,845,365	£2,833,683	£2,804,480	£2,629,262	£2,531,919
60% LAR : 40% CIR	35%	£2,785,091	£2,412,575	£2,407,237	£2,395,580	£2,366,436	£2,191,573	£2,094,427
60% LAR : 40% CIR	40%	£2,324,085	£1,973,220	£1,967,890	£1,956,253	£1,927,160	£1,752,602	£1,655,625
60% LAR : 40% CIR	45%	£1,861,864	£1,532,658	£1,527,336	£1,515,716	£1,486,665	£1,312,360	£1,215,524
60% LAR : 40% CIR	50%	£1,398,440	£1,090,902	£1,085,586	£1,073,978	£1,044,963	£870,861	£774,138

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,492,432	£5,968,593	£5,963,148	£5,951,251	£5,921,509	£5,743,059	£5,643,920
60% LAR : 40% CIR	5%	£6,040,258	£5,538,011	£5,532,586	£5,520,735	£5,491,104	£5,313,326	£5,214,560
60% LAR : 40% CIR	10%	£5,586,787	£5,106,141	£5,100,734	£5,088,923	£5,059,396	£4,882,237	£4,783,814
60% LAR : 40% CIR	15%	£5,132,031	£4,672,993	£4,667,604	£4,655,831	£4,626,399	£4,449,802	£4,351,694
60% LAR : 40% CIR	20%	£4,676,001	£4,238,580	£4,233,206	£4,221,468	£4,192,120	£4,016,036	£3,918,212
60% LAR : 40% CIR	**22%**	**£4,493,234**	**£4,064,463**	**£4,059,096**	**£4,047,369**	**£4,018,053**	**£3,842,160**	**£3,744,440**
60% LAR : 40% CIR	25%	£4,218,708	£3,802,914	£3,797,554	£3,785,845	£3,756,575	£3,580,950	£3,483,381
60% LAR : 40% CIR	30%	£3,760,166	£3,366,007	£3,360,659	£3,348,977	£3,319,774	£3,144,556	£3,047,213
60% LAR : 40% CIR	35%	£3,300,385	£2,927,869	£2,922,531	£2,910,874	£2,881,730	£2,706,867	£2,609,721
60% LAR : 40% CIR	40%	£2,839,379	£2,488,514	£2,483,184	£2,471,547	£2,442,454	£2,267,896	£2,170,919
60% LAR : 40% CIR	45%	£2,377,158	£2,047,952	£2,042,630	£2,031,010	£2,001,959	£1,827,654	£1,730,818
60% LAR : 40% CIR	50%	£1,913,734	£1,606,196	£1,600,880	£1,589,272	£1,560,257	£1,386,155	£1,289,432

LB Camden
Local Plan Viability Testing 2025

Resi 5- 13 Flats	
No Units	**13**
Site Area	**0.03 Ha**

Value Area	**Zone A - Medium Central Zone**	
Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£9,131,424	£8,573,951	£8,568,505	£8,556,608	£8,526,867	£8,348,416	£8,249,277
60% LAR : 40% CIR	5%	£8,574,081	£8,039,883	£8,034,457	£8,022,606	£7,992,976	£7,815,197	£7,716,432
60% LAR : 40% CIR	10%	£8,015,442	£7,504,526	£7,499,119	£7,487,309	£7,457,782	£7,280,622	£7,182,199
60% LAR : 40% CIR	15%	£7,455,517	£6,967,891	£6,962,502	£6,950,729	£6,921,297	£6,744,700	£6,646,593
60% LAR : 40% CIR	20%	£6,894,318	£6,429,992	£6,424,618	£6,412,879	£6,383,532	£6,207,448	£6,109,623
60% LAR : 40% CIR	**22%**	**£6,669,485**	**£6,214,480**	**£6,209,113**	**£6,197,386**	**£6,168,070**	**£5,992,177**	**£5,894,457**
60% LAR : 40% CIR	25%	£6,331,858	£5,890,839	£5,885,479	£5,873,771	£5,844,499	£5,668,875	£5,571,305
60% LAR : 40% CIR	30%	£5,768,147	£5,350,444	£5,345,096	£5,333,416	£5,304,212	£5,128,995	£5,031,651
60% LAR : 40% CIR	35%	£5,203,198	£4,808,821	£4,803,483	£4,791,826	£4,762,682	£4,587,819	£4,490,673
60% LAR : 40% CIR	40%	£4,637,023	£4,265,978	£4,260,650	£4,249,012	£4,219,920	£4,045,361	£3,948,384
60% LAR : 40% CIR	45%	£4,069,635	£3,721,930	£3,716,609	£3,704,988	£3,675,938	£3,501,633	£3,404,796
60% LAR : 40% CIR	50%	£3,501,043	£3,176,688	£3,171,371	£3,159,765	£3,130,748	£2,956,647	£2,859,924

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,592,550	£6,035,077	£6,029,631	£6,017,734	£5,987,993	£5,809,542	£5,710,403
60% LAR : 40% CIR	5%	£6,035,207	£5,501,009	£5,495,583	£5,483,732	£5,454,102	£5,276,323	£5,177,558
60% LAR : 40% CIR	10%	£5,476,568	£4,965,652	£4,960,245	£4,948,435	£4,918,908	£4,741,748	£4,643,325
60% LAR : 40% CIR	15%	£4,916,643	£4,429,017	£4,423,628	£4,411,855	£4,382,423	£4,205,826	£4,107,719
60% LAR : 40% CIR	20%	£4,355,444	£3,891,118	£3,885,744	£3,874,005	£3,844,658	£3,668,574	£3,570,749
60% LAR : 40% CIR	**22%**	**£4,130,611**	**£3,675,606**	**£3,670,239**	**£3,658,512**	**£3,629,196**	**£3,453,303**	**£3,355,583**
60% LAR : 40% CIR	25%	£3,792,984	£3,351,965	£3,346,605	£3,334,897	£3,305,625	£3,130,001	£3,032,431
60% LAR : 40% CIR	30%	£3,229,273	£2,811,570	£2,806,222	£2,794,542	£2,765,338	£2,590,121	£2,492,777
60% LAR : 40% CIR	35%	£2,664,324	£2,269,947	£2,264,609	£2,252,952	£2,223,808	£2,048,945	£1,951,799
60% LAR : 40% CIR	40%	£2,098,149	£1,727,104	£1,721,776	£1,710,138	£1,681,046	£1,506,487	£1,409,510
60% LAR : 40% CIR	45%	£1,530,761	£1,183,056	£1,177,735	£1,166,114	£1,137,064	£962,759	£865,922
60% LAR : 40% CIR	50%	£962,169	£637,814	£632,497	£620,891	£591,874	£417,773	£321,050

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,644,588	£7,087,115	£7,081,669	£7,069,772	£7,040,031	£6,861,580	£6,762,441
60% LAR : 40% CIR	5%	£7,087,245	£6,553,047	£6,547,621	£6,535,770	£6,506,140	£6,328,361	£6,229,596
60% LAR : 40% CIR	10%	£6,528,606	£6,017,690	£6,012,283	£6,000,473	£5,970,946	£5,793,786	£5,695,363
60% LAR : 40% CIR	15%	£5,968,681	£5,481,055	£5,475,666	£5,463,893	£5,434,461	£5,257,864	£5,159,757
60% LAR : 40% CIR	20%	£5,407,482	£4,943,156	£4,937,782	£4,926,043	£4,896,696	£4,720,612	£4,622,787
60% LAR : 40% CIR	**22%**	**£5,182,649**	**£4,727,644**	**£4,722,277**	**£4,710,550**	**£4,681,234**	**£4,505,341**	**£4,407,621**
60% LAR : 40% CIR	25%	£4,845,022	£4,404,003	£4,398,643	£4,386,935	£4,357,663	£4,182,039	£4,084,469
60% LAR : 40% CIR	30%	£4,281,311	£3,863,608	£3,858,260	£3,846,580	£3,817,376	£3,642,159	£3,544,815
60% LAR : 40% CIR	35%	£3,716,362	£3,321,985	£3,316,647	£3,304,990	£3,275,846	£3,100,983	£3,003,837
60% LAR : 40% CIR	40%	£3,150,187	£2,779,142	£2,773,814	£2,762,176	£2,733,084	£2,558,525	£2,461,548
60% LAR : 40% CIR	45%	£2,582,799	£2,235,094	£2,229,773	£2,218,152	£2,189,102	£2,014,797	£1,917,960
60% LAR : 40% CIR	50%	£2,014,207	£1,689,852	£1,684,535	£1,672,929	£1,643,912	£1,469,811	£1,373,088

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,080,504	£7,523,031	£7,517,585	£7,505,688	£7,475,947	£7,297,496	£7,198,357
60% LAR : 40% CIR	5%	£7,523,161	£6,988,963	£6,983,537	£6,971,686	£6,942,056	£6,764,277	£6,665,512
60% LAR : 40% CIR	10%	£6,964,522	£6,453,606	£6,448,199	£6,436,389	£6,406,862	£6,229,702	£6,131,279
60% LAR : 40% CIR	15%	£6,404,597	£5,916,971	£5,911,582	£5,899,809	£5,870,377	£5,693,780	£5,595,673
60% LAR : 40% CIR	20%	£5,843,398	£5,379,072	£5,373,698	£5,361,959	£5,332,612	£5,156,528	£5,058,703
60% LAR : 40% CIR	**22%**	**£5,618,565**	**£5,163,560**	**£5,158,193**	**£5,146,466**	**£5,117,150**	**£4,941,257**	**£4,843,537**
60% LAR : 40% CIR	25%	£5,280,938	£4,839,919	£4,834,559	£4,822,851	£4,793,579	£4,617,955	£4,520,385
60% LAR : 40% CIR	30%	£4,717,227	£4,299,524	£4,294,176	£4,282,496	£4,253,292	£4,078,075	£3,980,731
60% LAR : 40% CIR	35%	£4,152,278	£3,757,901	£3,752,563	£3,740,906	£3,711,762	£3,536,899	£3,439,753
60% LAR : 40% CIR	40%	£3,586,103	£3,215,058	£3,209,730	£3,198,092	£3,169,000	£2,994,441	£2,897,464
60% LAR : 40% CIR	45%	£3,018,715	£2,671,010	£2,665,689	£2,654,068	£2,625,018	£2,450,713	£2,353,876
60% LAR : 40% CIR	50%	£2,450,123	£2,125,768	£2,120,451	£2,108,845	£2,079,828	£1,905,727	£1,809,004

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,595,798	£8,038,325	£8,032,879	£8,020,982	£7,991,241	£7,812,790	£7,713,651
60% LAR : 40% CIR	5%	£8,038,455	£7,504,257	£7,498,831	£7,486,980	£7,457,350	£7,279,571	£7,180,806
60% LAR : 40% CIR	10%	£7,479,816	£6,968,900	£6,963,493	£6,951,683	£6,922,156	£6,744,996	£6,646,573
60% LAR : 40% CIR	15%	£6,919,891	£6,432,265	£6,426,876	£6,415,103	£6,385,671	£6,209,074	£6,110,967
60% LAR : 40% CIR	20%	£6,358,692	£5,894,366	£5,888,992	£5,877,253	£5,847,906	£5,671,822	£5,573,997
60% LAR : 40% CIR	**22%**	**£6,133,859**	**£5,678,854**	**£5,673,487**	**£5,661,760**	**£5,632,444**	**£5,456,551**	**£5,358,831**
60% LAR : 40% CIR	25%	£5,796,232	£5,355,213	£5,349,853	£5,338,145	£5,308,873	£5,133,249	£5,035,679
60% LAR : 40% CIR	30%	£5,232,521	£4,814,818	£4,809,470	£4,797,790	£4,768,586	£4,593,369	£4,496,025
60% LAR : 40% CIR	35%	£4,667,572	£4,273,195	£4,267,857	£4,256,200	£4,227,056	£4,052,193	£3,955,047
60% LAR : 40% CIR	40%	£4,101,397	£3,730,352	£3,725,024	£3,713,386	£3,684,294	£3,509,735	£3,412,758
60% LAR : 40% CIR	45%	£3,534,009	£3,186,304	£3,180,983	£3,169,362	£3,140,312	£2,966,007	£2,869,170
60% LAR : 40% CIR	50%	£2,965,417	£2,641,062	£2,635,745	£2,624,139	£2,595,122	£2,421,021	£2,324,298

LB Camden
Local Plan Viability Testing 2025

Resi 5- 13 Flats		Value Area	Zone A - Higher Central Zone

No Units	13
Site Area	0.03 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£10,333,346	£9,756,655	£9,751,209	£9,739,312	£9,709,570	£9,531,120	£9,431,981
60% LAR : 40% CIR	5%	£9,715,908	£9,163,451	£9,158,026	£9,146,175	£9,116,544	£8,938,766	£8,840,000
60% LAR : 40% CIR	10%	£9,097,173	£8,568,959	£8,563,552	£8,551,742	£8,522,215	£8,345,055	£8,246,632
60% LAR : 40% CIR	15%	£8,477,151	£7,973,189	£7,967,800	£7,956,027	£7,926,595	£7,749,999	£7,651,891
60% LAR : 40% CIR	20%	£7,855,857	£7,376,155	£7,370,781	£7,359,042	£7,329,694	£7,153,611	£7,055,786
60% LAR : 40% CIR	**22%**	**£7,606,985**	**£7,136,989**	**£7,131,621**	**£7,119,895**	**£7,090,580**	**£6,914,685**	**£6,816,967**
60% LAR : 40% CIR	25%	£7,233,299	£6,777,867	£6,772,507	£6,760,799	£6,731,527	£6,555,902	£6,458,333
60% LAR : 40% CIR	30%	£6,609,493	£6,178,337	£6,172,989	£6,161,308	£6,132,105	£5,956,887	£5,859,544
60% LAR : 40% CIR	35%	£5,984,448	£5,577,578	£5,572,241	£5,560,583	£5,531,440	£5,356,577	£5,259,431
60% LAR : 40% CIR	40%	£5,358,177	£4,975,600	£4,970,272	£4,958,635	£4,929,542	£4,754,983	£4,658,006
60% LAR : 40% CIR	45%	£4,730,692	£4,372,417	£4,367,096	£4,355,476	£4,326,425	£4,152,120	£4,055,284
60% LAR : 40% CIR	50%	£4,102,004	£3,768,040	£3,762,724	£3,751,116	£3,722,099	£3,547,999	£3,451,276

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,794,472	£7,217,781	£7,212,335	£7,200,438	£7,170,696	£6,992,246	£6,893,107
60% LAR : 40% CIR	5%	£7,177,034	£6,624,577	£6,619,152	£6,607,301	£6,577,670	£6,399,892	£6,301,126
60% LAR : 40% CIR	10%	£6,558,299	£6,030,085	£6,024,678	£6,012,868	£5,983,341	£5,806,181	£5,707,758
60% LAR : 40% CIR	15%	£5,938,277	£5,434,315	£5,428,926	£5,417,153	£5,387,721	£5,211,125	£5,113,017
60% LAR : 40% CIR	20%	£5,316,983	£4,837,281	£4,831,907	£4,820,168	£4,790,820	£4,614,737	£4,516,912
60% LAR : 40% CIR	**22%**	**£5,068,111**	**£4,598,115**	**£4,592,747**	**£4,581,021**	**£4,551,706**	**£4,375,811**	**£4,278,093**
60% LAR : 40% CIR	25%	£4,694,425	£4,238,993	£4,233,633	£4,221,925	£4,192,653	£4,017,028	£3,919,459
60% LAR : 40% CIR	30%	£4,070,619	£3,639,463	£3,634,115	£3,622,434	£3,593,231	£3,418,013	£3,320,670
60% LAR : 40% CIR	35%	£3,445,574	£3,038,704	£3,033,367	£3,021,709	£2,992,566	£2,817,703	£2,720,557
60% LAR : 40% CIR	40%	£2,819,303	£2,436,726	£2,431,398	£2,419,761	£2,390,668	£2,216,109	£2,119,132
60% LAR : 40% CIR	45%	£2,191,818	£1,833,543	£1,828,222	£1,816,602	£1,787,551	£1,613,246	£1,516,410
60% LAR : 40% CIR	50%	£1,563,130	£1,229,166	£1,223,850	£1,212,242	£1,183,225	£1,009,125	£912,402

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,846,510	£8,269,819	£8,264,373	£8,252,476	£8,222,734	£8,044,284	£7,945,145
60% LAR : 40% CIR	5%	£8,229,072	£7,676,615	£7,671,190	£7,659,339	£7,629,708	£7,451,930	£7,353,164
60% LAR : 40% CIR	10%	£7,610,337	£7,082,123	£7,076,716	£7,064,906	£7,035,379	£6,858,219	£6,759,796
60% LAR : 40% CIR	15%	£6,990,315	£6,486,353	£6,480,964	£6,469,191	£6,439,759	£6,263,163	£6,165,055
60% LAR : 40% CIR	20%	£6,369,021	£5,889,319	£5,883,945	£5,872,206	£5,842,858	£5,666,775	£5,568,950
60% LAR : 40% CIR	**22%**	**£6,120,149**	**£5,650,153**	**£5,644,785**	**£5,633,059**	**£5,603,744**	**£5,427,849**	**£5,330,131**
60% LAR : 40% CIR	25%	£5,746,463	£5,291,031	£5,285,671	£5,273,963	£5,244,691	£5,069,066	£4,971,497
60% LAR : 40% CIR	30%	£5,122,657	£4,691,501	£4,686,153	£4,674,472	£4,645,269	£4,470,051	£4,372,708
60% LAR : 40% CIR	35%	£4,497,612	£4,090,742	£4,085,405	£4,073,747	£4,044,604	£3,869,741	£3,772,595
60% LAR : 40% CIR	40%	£3,871,341	£3,488,764	£3,483,436	£3,471,799	£3,442,706	£3,268,147	£3,171,170
60% LAR : 40% CIR	45%	£3,243,856	£2,885,581	£2,880,260	£2,868,640	£2,839,589	£2,665,284	£2,568,448
60% LAR : 40% CIR	50%	£2,615,168	£2,281,204	£2,275,888	£2,264,280	£2,235,263	£2,061,163	£1,964,440

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,282,426	£8,705,735	£8,700,289	£8,688,392	£8,658,650	£8,480,200	£8,381,061
60% LAR : 40% CIR	5%	£8,664,988	£8,112,531	£8,107,106	£8,095,255	£8,065,624	£7,887,846	£7,789,080
60% LAR : 40% CIR	10%	£8,046,253	£7,518,039	£7,512,632	£7,500,822	£7,471,295	£7,294,135	£7,195,712
60% LAR : 40% CIR	15%	£7,426,231	£6,922,269	£6,916,880	£6,905,107	£6,875,675	£6,699,079	£6,600,971
60% LAR : 40% CIR	20%	£6,804,937	£6,325,235	£6,319,861	£6,308,122	£6,278,774	£6,102,691	£6,004,866
60% LAR : 40% CIR	**22%**	**£6,556,065**	**£6,086,069**	**£6,080,701**	**£6,068,975**	**£6,039,660**	**£5,863,765**	**£5,766,047**
60% LAR : 40% CIR	25%	£6,182,379	£5,726,947	£5,721,587	£5,709,879	£5,680,607	£5,504,982	£5,407,413
60% LAR : 40% CIR	30%	£5,558,573	£5,127,417	£5,122,069	£5,110,388	£5,081,185	£4,905,967	£4,808,624
60% LAR : 40% CIR	35%	£4,933,528	£4,526,658	£4,521,321	£4,509,663	£4,480,520	£4,305,657	£4,208,511
60% LAR : 40% CIR	40%	£4,307,257	£3,924,680	£3,919,352	£3,907,715	£3,878,622	£3,704,063	£3,607,086
60% LAR : 40% CIR	45%	£3,679,772	£3,321,497	£3,316,176	£3,304,556	£3,275,505	£3,101,200	£3,004,364
60% LAR : 40% CIR	50%	£3,051,084	£2,717,120	£2,711,804	£2,700,196	£2,671,179	£2,497,079	£2,400,356

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,797,720	£9,221,029	£9,215,583	£9,203,686	£9,173,944	£8,995,494	£8,896,355
60% LAR : 40% CIR	5%	£9,180,282	£8,627,825	£8,622,400	£8,610,549	£8,580,918	£8,403,140	£8,304,374
60% LAR : 40% CIR	10%	£8,561,547	£8,033,333	£8,027,926	£8,016,116	£7,986,589	£7,809,429	£7,711,006
60% LAR : 40% CIR	15%	£7,941,525	£7,437,563	£7,432,174	£7,420,401	£7,390,969	£7,214,373	£7,116,265
60% LAR : 40% CIR	20%	£7,320,231	£6,840,529	£6,835,155	£6,823,416	£6,794,068	£6,617,985	£6,520,160
60% LAR : 40% CIR	**22%**	**£7,071,359**	**£6,601,363**	**£6,595,995**	**£6,584,269**	**£6,554,954**	**£6,379,059**	**£6,281,341**
60% LAR : 40% CIR	25%	£6,697,673	£6,242,241	£6,236,881	£6,225,173	£6,195,901	£6,020,276	£5,922,707
60% LAR : 40% CIR	30%	£6,073,867	£5,642,711	£5,637,363	£5,625,682	£5,596,479	£5,421,261	£5,323,918
60% LAR : 40% CIR	35%	£5,448,822	£5,041,952	£5,036,615	£5,024,957	£4,995,814	£4,820,951	£4,723,805
60% LAR : 40% CIR	40%	£4,822,551	£4,439,974	£4,434,646	£4,423,009	£4,393,916	£4,219,357	£4,122,380
60% LAR : 40% CIR	45%	£4,195,066	£3,836,791	£3,831,470	£3,819,850	£3,790,799	£3,616,494	£3,519,658
60% LAR : 40% CIR	50%	£3,566,378	£3,232,414	£3,227,098	£3,215,490	£3,186,473	£3,012,373	£2,915,650

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		**Value Area**	**Zone A - Zone 1 and Eastern Central Zone**

No Units	**15**
Site Area	**0.04 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,021,170	£5,463,601	£5,457,317	£5,443,589	£5,409,272	£5,203,368	£5,088,976
60% LAR : 40% CIR	5%	£5,603,444	£5,069,126	£5,062,864	£5,049,189	£5,015,002	£4,809,872	£4,695,912
60% LAR : 40% CIR	10%	£5,184,220	£4,673,163	£4,666,924	£4,653,296	£4,619,227	£4,414,811	£4,301,247
60% LAR : 40% CIR	15%	£4,763,513	£4,275,726	£4,269,507	£4,255,923	£4,221,962	£4,018,198	£3,904,996
60% LAR : 40% CIR	20%	£4,341,337	£3,876,830	£3,870,629	£3,857,084	£3,823,222	£3,620,047	£3,507,174
60% LAR : 40% CIR	25%	£3,917,705	£3,476,488	£3,470,302	£3,456,793	£3,423,019	£3,220,374	£3,107,794
60% LAR : 40% CIR	**26%**	**£3,832,805**	**£3,396,246**	**£3,390,064**	**£3,376,561**	**£3,342,803**	**£3,140,258**	**£3,027,733**
60% LAR : 40% CIR	30%	£3,492,630	£3,074,713	£3,068,541	£3,055,063	£3,021,367	£2,819,193	£2,706,873
60% LAR : 40% CIR	35%	£3,066,127	£2,671,518	£2,665,360	£2,651,909	£2,618,282	£2,416,517	£2,304,425
60% LAR : 40% CIR	40%	£2,638,209	£2,266,919	£2,260,770	£2,247,343	£2,213,774	£2,012,360	£1,900,464
60% LAR : 40% CIR	45%	£2,208,889	£1,860,928	£1,854,788	£1,841,379	£1,807,860	£1,606,739	£1,495,005
60% LAR : 40% CIR	50%	£1,778,182	£1,453,559	£1,447,425	£1,434,033	£1,400,552	£1,199,666	£1,088,062

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	2359332.344	£1,801,763	£1,795,479	£1,781,752	£1,747,435	£1,541,530	£1,427,139
60% LAR : 40% CIR	5%	£1,941,606	£1,407,288	£1,401,027	£1,387,352	£1,353,164	£1,148,035	£1,034,075
60% LAR : 40% CIR	10%	£1,522,383	£1,011,325	£1,005,086	£991,458	£957,389	£752,973	£639,409
60% LAR : 40% CIR	15%	£1,101,676	£613,888	£607,670	£594,085	£560,125	£356,361	£243,158
60% LAR : 40% CIR	20%	£679,500	£214,992	£208,792	£195,246	£161,385	-£41,790	-£154,664
60% LAR : 40% CIR	25%	£255,867	-£185,350	-£191,535	-£205,044	-£238,819	-£441,463	-£554,043
60% LAR : 40% CIR	**26%**	**£170,967**	**-£265,591**	**-£271,773**	**-£285,276**	**-£319,034**	**-£521,580**	**-£634,105**
60% LAR : 40% CIR	30%	-£169,207	-£587,125	-£593,296	-£606,775	-£640,470	-£842,645	-£954,964
60% LAR : 40% CIR	35%	-£595,711	-£990,319	-£996,478	-£1,009,929	-£1,043,556	-£1,245,321	-£1,357,413
60% LAR : 40% CIR	40%	-£1,023,628	-£1,394,918	-£1,401,067	-£1,414,494	-£1,448,063	-£1,649,477	-£1,761,373
60% LAR : 40% CIR	45%	-£1,452,948	-£1,800,909	-£1,807,050	-£1,820,458	-£1,853,978	-£2,055,099	-£2,166,833
60% LAR : 40% CIR	50%	-£1,883,655	-£2,208,278	-£2,214,412	-£2,227,805	-£2,261,285	-£2,462,171	-£2,573,775

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,876,695	£3,319,126	£3,312,842	£3,299,114	£3,264,797	£3,058,893	£2,944,501
60% LAR : 40% CIR	5%	£3,458,969	£2,924,651	£2,918,389	£2,904,714	£2,870,527	£2,665,397	£2,551,437
60% LAR : 40% CIR	10%	£3,039,745	£2,528,688	£2,522,449	£2,508,821	£2,474,752	£2,270,336	£2,156,772
60% LAR : 40% CIR	15%	£2,619,038	£2,131,251	£2,125,032	£2,111,448	£2,077,487	£1,873,723	£1,760,521
60% LAR : 40% CIR	20%	£2,196,862	£1,732,355	£1,726,154	£1,712,609	£1,678,747	£1,475,572	£1,362,699
60% LAR : 40% CIR	25%	£1,773,230	£1,332,013	£1,325,827	£1,312,318	£1,278,544	£1,075,899	£963,319
60% LAR : 40% CIR	**26%**	**£1,688,330**	**£1,251,771**	**£1,245,589**	**£1,232,086**	**£1,198,328**	**£995,783**	**£883,258**
60% LAR : 40% CIR	30%	£1,348,155	£930,238	£924,066	£910,588	£876,892	£674,718	£562,398
60% LAR : 40% CIR	35%	£921,652	£527,043	£520,885	£507,434	£473,807	£272,042	£159,950
60% LAR : 40% CIR	40%	£493,734	£122,444	£116,295	£102,868	£69,299	-£132,115	-£244,011
60% LAR : 40% CIR	45%	£64,414	-£283,547	-£289,687	-£303,096	-£336,615	-£537,736	-£649,470
60% LAR : 40% CIR	50%	-£366,293	-£690,916	-£697,050	-£710,442	-£743,923	-£944,809	-£1,056,413

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,505,420	£3,947,851	£3,941,567	£3,927,839	£3,893,522	£3,687,618	£3,573,226
60% LAR : 40% CIR	5%	£4,087,694	£3,553,376	£3,547,114	£3,533,439	£3,499,252	£3,294,122	£3,180,162
60% LAR : 40% CIR	10%	£3,668,470	£3,157,413	£3,151,174	£3,137,546	£3,103,477	£2,899,061	£2,785,497
60% LAR : 40% CIR	15%	£3,247,763	£2,759,976	£2,753,757	£2,740,173	£2,706,212	£2,502,448	£2,389,246
60% LAR : 40% CIR	20%	£2,825,587	£2,361,080	£2,354,879	£2,341,334	£2,307,472	£2,104,297	£1,991,424
60% LAR : 40% CIR	25%	£2,401,955	£1,960,738	£1,954,552	£1,941,043	£1,907,269	£1,704,624	£1,592,044
60% LAR : 40% CIR	**26%**	**£2,317,055**	**£1,880,496**	**£1,874,314**	**£1,860,811**	**£1,827,053**	**£1,624,508**	**£1,511,983**
60% LAR : 40% CIR	30%	£1,976,880	£1,558,963	£1,552,791	£1,539,313	£1,505,617	£1,303,443	£1,191,123
60% LAR : 40% CIR	35%	£1,550,377	£1,155,768	£1,149,610	£1,136,159	£1,102,532	£900,767	£788,675
60% LAR : 40% CIR	40%	£1,122,459	£751,169	£745,020	£731,593	£698,024	£496,610	£384,714
60% LAR : 40% CIR	45%	£693,139	£345,178	£339,038	£325,629	£292,110	£90,989	-£20,745
60% LAR : 40% CIR	50%	£262,432	-£62,191	-£68,325	-£81,717	-£115,198	-£316,084	-£427,688

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,248,632	£4,691,063	£4,684,779	£4,671,052	£4,636,735	£4,430,830	£4,316,439
60% LAR : 40% CIR	5%	£4,830,906	£4,296,588	£4,290,327	£4,276,652	£4,242,464	£4,037,335	£3,923,375
60% LAR : 40% CIR	10%	£4,411,683	£3,900,625	£3,894,386	£3,880,758	£3,846,689	£3,642,273	£3,528,709
60% LAR : 40% CIR	15%	£3,990,976	£3,503,188	£3,496,970	£3,483,385	£3,449,425	£3,245,661	£3,132,458
60% LAR : 40% CIR	20%	£3,568,800	£3,104,292	£3,098,092	£3,084,546	£3,050,685	£2,847,510	£2,734,636
60% LAR : 40% CIR	25%	£3,145,167	£2,703,950	£2,697,765	£2,684,256	£2,650,481	£2,447,837	£2,335,257
60% LAR : 40% CIR	**26%**	**£3,060,267**	**£2,623,709**	**£2,617,527**	**£2,604,024**	**£2,570,266**	**£2,367,720**	**£2,255,195**
60% LAR : 40% CIR	30%	£2,720,093	£2,302,175	£2,296,004	£2,282,525	£2,248,830	£2,046,655	£1,934,336
60% LAR : 40% CIR	35%	£2,293,589	£1,898,981	£1,892,822	£1,879,371	£1,845,744	£1,643,979	£1,531,887
60% LAR : 40% CIR	40%	£1,865,672	£1,494,382	£1,488,233	£1,474,806	£1,441,237	£1,239,823	£1,127,927
60% LAR : 40% CIR	45%	£1,436,352	£1,088,391	£1,082,250	£1,068,842	£1,035,322	£834,201	£722,467
60% LAR : 40% CIR	50%	£1,005,645	£681,022	£674,888	£661,495	£628,015	£427,129	£315,525

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats	

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

No Units	**15**
Site Area	**0.04 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£6,021,170	£5,463,601	£5,457,317	£5,443,589	£5,409,272	£5,203,368	£5,088,976
60% LAR : 40% CIR	5%	£5,603,444	£5,069,126	£5,062,864	£5,049,189	£5,015,002	£4,809,872	£4,695,912
60% LAR : 40% CIR	10%	£5,184,220	£4,673,163	£4,666,924	£4,653,296	£4,619,227	£4,414,811	£4,301,247
60% LAR : 40% CIR	15%	£4,763,513	£4,275,726	£4,269,507	£4,255,923	£4,221,962	£4,018,198	£3,904,996
60% LAR : 40% CIR	20%	£4,341,337	£3,876,830	£3,870,629	£3,857,084	£3,823,222	£3,620,047	£3,507,174
60% LAR : 40% CIR	25%	£3,917,705	£3,476,488	£3,470,302	£3,456,793	£3,423,019	£3,220,374	£3,107,794
60% LAR : 40% CIR	**26%**	**£3,832,805**	**£3,396,246**	**£3,390,064**	**£3,376,561**	**£3,342,803**	**£3,140,258**	**£3,027,733**
60% LAR : 40% CIR	30%	£3,492,630	£3,074,713	£3,068,541	£3,055,063	£3,021,367	£2,819,193	£2,706,873
60% LAR : 40% CIR	35%	£3,066,127	£2,671,518	£2,665,360	£2,651,909	£2,618,282	£2,416,517	£2,304,425
60% LAR : 40% CIR	40%	£2,638,209	£2,266,919	£2,260,770	£2,247,343	£2,213,774	£2,012,360	£1,900,464
60% LAR : 40% CIR	45%	£2,208,889	£1,860,928	£1,854,788	£1,841,379	£1,807,860	£1,606,739	£1,495,005
60% LAR : 40% CIR	50%	£1,778,182	£1,453,559	£1,447,425	£1,434,033	£1,400,552	£1,199,666	£1,088,062

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,359,332	£1,801,763	£1,795,479	£1,781,752	£1,747,435	£1,541,530	£1,427,139
60% LAR : 40% CIR	5%	£1,941,606	£1,407,288	£1,401,027	£1,387,352	£1,353,164	£1,148,035	£1,034,075
60% LAR : 40% CIR	10%	£1,522,383	£1,011,325	£1,005,086	£991,458	£957,389	£752,973	£639,409
60% LAR : 40% CIR	15%	£1,101,676	£613,888	£607,670	£594,085	£560,125	£356,361	£243,158
60% LAR : 40% CIR	20%	£679,500	£214,992	£208,792	£195,246	£161,385	-£41,790	-£154,664
60% LAR : 40% CIR	25%	£255,867	-£185,350	-£191,535	-£205,044	-£238,819	-£441,463	-£554,043
60% LAR : 40% CIR	**26%**	**£170,967**	**-£265,591**	**-£271,773**	**-£285,276**	**-£319,034**	**-£521,580**	**-£634,105**
60% LAR : 40% CIR	30%	-£169,207	-£587,125	-£593,296	-£606,775	-£640,470	-£842,645	-£954,964
60% LAR : 40% CIR	35%	-£595,711	-£990,319	-£996,478	-£1,009,929	-£1,043,556	-£1,245,321	-£1,357,413
60% LAR : 40% CIR	40%	-£1,023,628	-£1,394,918	-£1,401,067	-£1,414,494	-£1,448,063	-£1,649,477	-£1,761,373
60% LAR : 40% CIR	45%	-£1,452,948	-£1,800,909	-£1,807,050	-£1,820,458	-£1,853,978	-£2,055,099	-£2,166,833
60% LAR : 40% CIR	50%	-£1,883,655	-£2,208,278	-£2,214,412	-£2,227,805	-£2,261,285	-£2,462,171	-£2,573,775

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,876,695	£3,319,126	£3,312,842	£3,299,114	£3,264,797	£3,058,893	£2,944,501
60% LAR : 40% CIR	5%	£3,458,969	£2,924,651	£2,918,389	£2,904,714	£2,870,527	£2,665,397	£2,551,437
60% LAR : 40% CIR	10%	£3,039,745	£2,528,688	£2,522,449	£2,508,821	£2,474,752	£2,270,336	£2,156,772
60% LAR : 40% CIR	15%	£2,619,038	£2,131,251	£2,125,032	£2,111,448	£2,077,487	£1,873,723	£1,760,521
60% LAR : 40% CIR	20%	£2,196,862	£1,732,355	£1,726,154	£1,712,609	£1,678,747	£1,475,572	£1,362,699
60% LAR : 40% CIR	25%	£1,773,230	£1,332,013	£1,325,827	£1,312,318	£1,278,544	£1,075,899	£963,319
60% LAR : 40% CIR	**26%**	**£1,688,330**	**£1,251,771**	**£1,245,589**	**£1,232,086**	**£1,198,328**	**£995,783**	**£883,258**
60% LAR : 40% CIR	30%	£1,348,155	£930,238	£924,066	£910,588	£876,892	£674,718	£562,398
60% LAR : 40% CIR	35%	£921,652	£527,043	£520,885	£507,434	£473,807	£272,042	£159,950
60% LAR : 40% CIR	40%	£493,734	£122,444	£116,295	£102,868	£69,299	-£132,115	-£244,011
60% LAR : 40% CIR	45%	£64,414	-£283,547	-£289,687	-£303,096	-£336,615	-£537,736	-£649,470
60% LAR : 40% CIR	50%	-£366,293	-£690,916	-£697,050	-£710,442	-£743,923	-£944,809	-£1,056,413

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,505,420	£3,947,851	£3,941,567	£3,927,839	£3,893,522	£3,687,618	£3,573,226
60% LAR : 40% CIR	5%	£4,087,694	£3,553,376	£3,547,114	£3,533,439	£3,499,252	£3,294,122	£3,180,162
60% LAR : 40% CIR	10%	£3,668,470	£3,157,413	£3,151,174	£3,137,546	£3,103,477	£2,899,061	£2,785,497
60% LAR : 40% CIR	15%	£3,247,763	£2,759,976	£2,753,757	£2,740,173	£2,706,212	£2,502,448	£2,389,246
60% LAR : 40% CIR	20%	£2,825,587	£2,361,080	£2,354,879	£2,341,334	£2,307,472	£2,104,297	£1,991,424
60% LAR : 40% CIR	25%	£2,401,955	£1,960,738	£1,954,552	£1,941,043	£1,907,269	£1,704,624	£1,592,044
60% LAR : 40% CIR	**26%**	**£2,317,055**	**£1,880,496**	**£1,874,314**	**£1,860,811**	**£1,827,053**	**£1,624,508**	**£1,511,983**
60% LAR : 40% CIR	30%	£1,976,880	£1,558,963	£1,552,791	£1,539,313	£1,505,617	£1,303,443	£1,191,123
60% LAR : 40% CIR	35%	£1,550,377	£1,155,768	£1,149,610	£1,136,159	£1,102,532	£900,767	£788,675
60% LAR : 40% CIR	40%	£1,122,459	£751,169	£745,020	£731,593	£698,024	£496,610	£384,714
60% LAR : 40% CIR	45%	£693,139	£345,178	£339,038	£325,629	£292,110	£90,989	-£20,745
60% LAR : 40% CIR	50%	£262,432	-£62,191	-£68,325	-£81,717	-£115,198	-£316,084	-£427,688

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,248,632	£4,691,063	£4,684,779	£4,671,052	£4,636,735	£4,430,830	£4,316,439
60% LAR : 40% CIR	5%	£4,830,906	£4,296,588	£4,290,327	£4,276,652	£4,242,464	£4,037,335	£3,923,375
60% LAR : 40% CIR	10%	£4,411,683	£3,900,625	£3,894,386	£3,880,758	£3,846,689	£3,642,273	£3,528,709
60% LAR : 40% CIR	15%	£3,990,976	£3,503,188	£3,496,970	£3,483,385	£3,449,425	£3,245,661	£3,132,458
60% LAR : 40% CIR	20%	£3,568,800	£3,104,292	£3,098,092	£3,084,546	£3,050,685	£2,847,510	£2,734,636
60% LAR : 40% CIR	25%	£3,145,167	£2,703,950	£2,697,765	£2,684,256	£2,650,481	£2,447,837	£2,335,257
60% LAR : 40% CIR	**26%**	**£3,060,267**	**£2,623,709**	**£2,617,527**	**£2,604,024**	**£2,570,266**	**£2,367,720**	**£2,255,195**
60% LAR : 40% CIR	30%	£2,720,093	£2,302,175	£2,296,004	£2,282,525	£2,248,830	£2,046,655	£1,934,336
60% LAR : 40% CIR	35%	£2,293,589	£1,898,981	£1,892,822	£1,879,371	£1,845,744	£1,643,979	£1,531,887
60% LAR : 40% CIR	40%	£1,865,672	£1,494,382	£1,488,233	£1,474,806	£1,441,237	£1,239,823	£1,127,927
60% LAR : 40% CIR	45%	£1,436,352	£1,088,391	£1,082,250	£1,068,842	£1,035,322	£834,201	£722,467
60% LAR : 40% CIR	50%	£1,005,645	£681,022	£674,888	£661,495	£628,015	£427,129	£315,525

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		**Value Area**	**Zone A - Kings Cross Higher**

No Units	**15**
Site Area	**0.04 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£7,061,295	£6,487,095	£6,480,810	£6,467,084	£6,432,767	£6,226,862	£6,112,471
60% LAR : 40% CIR	5%	£6,591,564	£6,041,444	£6,035,184	£6,021,508	£5,987,320	£5,782,191	£5,668,231
60% LAR : 40% CIR	10%	£6,120,333	£5,594,307	£5,588,068	£5,574,440	£5,540,371	£5,335,955	£5,222,391
60% LAR : 40% CIR	15%	£5,647,621	£5,145,696	£5,139,477	£5,125,893	£5,091,932	£4,888,168	£4,774,966
60% LAR : 40% CIR	20%	£5,173,438	£4,695,625	£4,689,424	£4,675,878	£4,642,016	£4,438,843	£4,325,968
60% LAR : 40% CIR	25%	£4,697,799	£4,244,108	£4,237,922	£4,224,413	£4,190,639	£3,987,994	£3,875,414
60% LAR : 40% CIR	**26%**	**£4,602,497**	**£4,153,632**	**£4,147,450**	**£4,133,947**	**£4,100,190**	**£3,897,644**	**£3,785,119**
60% LAR : 40% CIR	30%	£4,220,718	£3,791,158	£3,784,987	£3,771,509	£3,737,813	£3,535,638	£3,423,319
60% LAR : 40% CIR	35%	£3,742,208	£3,336,789	£3,330,631	£3,317,180	£3,283,553	£3,081,788	£2,969,696
60% LAR : 40% CIR	40%	£3,262,284	£2,881,016	£2,874,867	£2,861,439	£2,827,871	£2,626,457	£2,514,560
60% LAR : 40% CIR	45%	£2,780,958	£2,423,851	£2,417,710	£2,404,302	£2,370,782	£2,169,661	£2,057,927
60% LAR : 40% CIR	50%	£2,298,246	£1,965,307	£1,959,172	£1,945,780	£1,912,299	£1,711,413	£1,599,810

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,399,458	£2,825,258	£2,818,973	£2,805,246	£2,770,929	£2,565,025	£2,450,633
60% LAR : 40% CIR	5%	£2,929,726	£2,379,607	£2,373,346	£2,359,670	£2,325,483	£2,120,354	£2,006,394
60% LAR : 40% CIR	10%	£2,458,496	£1,932,469	£1,926,231	£1,912,603	£1,878,534	£1,674,118	£1,560,554
60% LAR : 40% CIR	15%	£1,985,783	£1,483,858	£1,477,640	£1,464,055	£1,430,095	£1,226,331	£1,113,128
60% LAR : 40% CIR	20%	£1,511,600	£1,033,787	£1,027,586	£1,014,041	£980,179	£777,005	£664,130
60% LAR : 40% CIR	25%	£1,035,961	£582,270	£576,085	£562,576	£528,801	£326,157	£213,577
60% LAR : 40% CIR	**26%**	**£940,660**	**£491,794**	**£485,612**	**£472,110**	**£438,352**	**£235,807**	**£123,281**
60% LAR : 40% CIR	30%	£558,881	£129,321	£123,149	£109,672	£75,975	-£126,199	-£238,519
60% LAR : 40% CIR	35%	£80,371	-£325,048	-£331,207	-£344,658	-£378,285	-£580,050	-£692,141
60% LAR : 40% CIR	40%	-£399,554	-£780,822	-£786,970	-£800,399	-£833,967	-£1,035,381	-£1,147,277
60% LAR : 40% CIR	45%	-£880,879	-£1,237,987	-£1,244,128	-£1,257,536	-£1,291,056	-£1,492,177	-£1,603,911
60% LAR : 40% CIR	50%	-£1,363,592	-£1,696,531	-£1,702,665	-£1,716,058	-£1,749,539	-£1,950,425	-£2,062,028

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,916,820	£4,342,620	£4,336,335	£4,322,609	£4,288,292	£4,082,387	£3,967,996
60% LAR : 40% CIR	5%	£4,447,089	£3,896,969	£3,890,709	£3,877,033	£3,842,845	£3,637,716	£3,523,756
60% LAR : 40% CIR	10%	£3,975,858	£3,449,832	£3,443,593	£3,429,965	£3,395,896	£3,191,480	£3,077,916
60% LAR : 40% CIR	15%	£3,503,146	£3,001,221	£2,995,002	£2,981,418	£2,947,457	£2,743,693	£2,630,491
60% LAR : 40% CIR	20%	£3,028,963	£2,551,150	£2,544,949	£2,531,403	£2,497,541	£2,294,368	£2,181,493
60% LAR : 40% CIR	25%	£2,553,324	£2,099,633	£2,093,447	£2,079,938	£2,046,164	£1,843,519	£1,730,939
60% LAR : 40% CIR	**26%**	**£2,458,022**	**£2,009,157**	**£2,002,975**	**£1,989,472**	**£1,955,715**	**£1,753,169**	**£1,640,644**
60% LAR : 40% CIR	30%	£2,076,243	£1,646,683	£1,640,512	£1,627,034	£1,593,338	£1,391,163	£1,278,844
60% LAR : 40% CIR	35%	£1,597,733	£1,192,314	£1,186,156	£1,172,705	£1,139,078	£937,313	£825,221
60% LAR : 40% CIR	40%	£1,117,809	£736,541	£730,392	£716,964	£683,396	£481,982	£370,085
60% LAR : 40% CIR	45%	£636,483	£279,376	£273,235	£259,827	£226,307	£25,186	-£86,548
60% LAR : 40% CIR	50%	£153,771	-£179,168	-£185,303	-£198,695	-£232,176	-£433,062	-£544,665

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,545,545	£4,971,345	£4,965,060	£4,951,334	£4,917,017	£4,711,112	£4,596,721
60% LAR : 40% CIR	5%	£5,075,814	£4,525,694	£4,519,434	£4,505,758	£4,471,570	£4,266,441	£4,152,481
60% LAR : 40% CIR	10%	£4,604,583	£4,078,557	£4,072,318	£4,058,690	£4,024,621	£3,820,205	£3,706,641
60% LAR : 40% CIR	15%	£4,131,871	£3,629,946	£3,623,727	£3,610,143	£3,576,182	£3,372,418	£3,259,216
60% LAR : 40% CIR	20%	£3,657,688	£3,179,875	£3,173,674	£3,160,128	£3,126,266	£2,923,093	£2,810,218
60% LAR : 40% CIR	25%	£3,182,049	£2,728,358	£2,722,172	£2,708,663	£2,674,889	£2,472,244	£2,359,664
60% LAR : 40% CIR	**26%**	**£3,086,747**	**£2,637,882**	**£2,631,700**	**£2,618,197**	**£2,584,440**	**£2,381,894**	**£2,269,369**
60% LAR : 40% CIR	30%	£2,704,968	£2,275,408	£2,269,237	£2,255,759	£2,222,063	£2,019,888	£1,907,569
60% LAR : 40% CIR	35%	£2,226,458	£1,821,039	£1,814,881	£1,801,430	£1,767,803	£1,566,038	£1,453,946
60% LAR : 40% CIR	40%	£1,746,534	£1,365,266	£1,359,117	£1,345,689	£1,312,121	£1,110,707	£998,810
60% LAR : 40% CIR	45%	£1,265,208	£908,101	£901,960	£888,552	£855,032	£653,911	£542,177
60% LAR : 40% CIR	50%	£782,496	£449,557	£443,422	£430,030	£396,549	£195,663	£84,060

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,288,758	£5,714,558	£5,708,273	£5,694,546	£5,660,229	£5,454,325	£5,339,933
60% LAR : 40% CIR	5%	£5,819,026	£5,268,907	£5,262,646	£5,248,970	£5,214,783	£5,009,654	£4,895,694
60% LAR : 40% CIR	10%	£5,347,796	£4,821,769	£4,815,531	£4,801,903	£4,767,834	£4,563,418	£4,449,854
60% LAR : 40% CIR	15%	£4,875,083	£4,373,158	£4,366,940	£4,353,355	£4,319,395	£4,115,631	£4,002,428
60% LAR : 40% CIR	20%	£4,400,900	£3,923,087	£3,916,886	£3,903,341	£3,869,479	£3,666,305	£3,553,430
60% LAR : 40% CIR	25%	£3,925,261	£3,471,570	£3,465,385	£3,451,876	£3,418,101	£3,215,457	£3,102,877
60% LAR : 40% CIR	**26%**	**£3,829,960**	**£3,381,094**	**£3,374,912**	**£3,361,410**	**£3,327,652**	**£3,125,107**	**£3,012,581**
60% LAR : 40% CIR	30%	£3,448,181	£3,018,621	£3,012,449	£2,998,972	£2,965,275	£2,763,101	£2,650,781
60% LAR : 40% CIR	35%	£2,969,671	£2,564,252	£2,558,093	£2,544,642	£2,511,015	£2,309,250	£2,197,159
60% LAR : 40% CIR	40%	£2,489,746	£2,108,478	£2,102,330	£2,088,901	£2,055,333	£1,853,919	£1,742,023
60% LAR : 40% CIR	45%	£2,008,421	£1,651,313	£1,645,172	£1,631,764	£1,598,244	£1,397,123	£1,285,389
60% LAR : 40% CIR	50%	£1,525,708	£1,192,769	£1,186,635	£1,173,242	£1,139,761	£938,875	£827,272

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats	
No Units	**15**
Site Area	**0.04 Ha**

Value Area	**Zone A - Lower Cenral Zone**	
Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£8,101,421	£7,510,589	£7,504,305	£7,490,577	£7,456,260	£7,250,355	£7,135,964
60% LAR : 40% CIR	5%	£7,579,682	£7,013,763	£7,007,503	£6,993,828	£6,959,639	£6,754,511	£6,640,550
60% LAR : 40% CIR	10%	£7,056,446	£6,515,451	£6,509,212	£6,495,584	£6,461,515	£6,257,099	£6,143,536
60% LAR : 40% CIR	15%	£6,531,727	£6,015,665	£6,009,447	£5,995,863	£5,961,901	£5,758,137	£5,644,935
60% LAR : 40% CIR	20%	£6,005,538	£5,514,419	£5,508,219	£5,494,674	£5,460,812	£5,257,638	£5,144,763
60% LAR : 40% CIR	25%	£5,477,893	£5,011,728	£5,005,543	£4,992,033	£4,958,260	£4,755,615	£4,643,035
60% LAR : 40% CIR	**26%**	**£5,372,191**	**£4,911,017**	**£4,904,835**	**£4,891,333**	**£4,857,575**	**£4,655,029**	**£4,542,504**
60% LAR : 40% CIR	30%	£4,948,806	£4,507,604	£4,501,432	£4,487,955	£4,454,258	£4,252,084	£4,139,764
60% LAR : 40% CIR	35%	£4,418,290	£4,002,060	£3,995,902	£3,982,451	£3,948,823	£3,747,058	£3,634,967
60% LAR : 40% CIR	40%	£3,886,360	£3,495,112	£3,488,963	£3,475,535	£3,441,966	£3,240,553	£3,128,657
60% LAR : 40% CIR	45%	£3,353,027	£2,986,772	£2,980,631	£2,967,223	£2,933,703	£2,732,582	£2,620,848
60% LAR : 40% CIR	50%	£2,818,308	£2,477,054	£2,470,919	£2,457,526	£2,424,045	£2,223,160	£2,111,557

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,439,583	£3,848,751	£3,842,467	£3,828,740	£3,794,422	£3,588,518	£3,474,127
60% LAR : 40% CIR	5%	£3,917,845	£3,351,926	£3,345,665	£3,331,990	£3,297,802	£3,092,674	£2,978,712
60% LAR : 40% CIR	10%	£3,394,609	£2,853,614	£2,847,375	£2,833,747	£2,799,678	£2,595,262	£2,481,698
60% LAR : 40% CIR	15%	£2,869,889	£2,353,828	£2,347,609	£2,334,025	£2,300,064	£2,096,300	£1,983,098
60% LAR : 40% CIR	20%	£2,343,701	£1,852,582	£1,846,382	£1,832,836	£1,798,974	£1,595,801	£1,482,926
60% LAR : 40% CIR	25%	£1,816,055	£1,349,890	£1,343,706	£1,330,196	£1,296,422	£1,093,778	£981,198
60% LAR : 40% CIR	**26%**	**£1,710,354**	**£1,249,179**	**£1,242,997**	**£1,229,495**	**£1,195,737**	**£993,192**	**£880,667**
60% LAR : 40% CIR	30%	£1,286,968	£845,766	£839,595	£826,117	£792,421	£590,246	£477,927
60% LAR : 40% CIR	35%	£756,452	£340,223	£334,064	£320,613	£286,985	£85,220	-£26,870
60% LAR : 40% CIR	40%	£224,522	-£166,725	-£172,875	-£186,302	-£219,871	-£421,284	-£533,181
60% LAR : 40% CIR	45%	-£308,810	-£675,066	-£681,207	-£694,615	-£728,135	-£929,256	-£1,040,990
60% LAR : 40% CIR	50%	-£843,529	-£1,184,784	-£1,190,919	-£1,204,311	-£1,237,792	-£1,438,678	-£1,550,281

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,956,946	£5,366,114	£5,359,830	£5,346,102	£5,311,785	£5,105,880	£4,991,489
60% LAR : 40% CIR	5%	£5,435,207	£4,869,288	£4,863,028	£4,849,353	£4,815,164	£4,610,036	£4,496,075
60% LAR : 40% CIR	10%	£4,911,971	£4,370,976	£4,364,737	£4,351,109	£4,317,040	£4,112,624	£3,999,061
60% LAR : 40% CIR	15%	£4,387,252	£3,871,190	£3,864,972	£3,851,388	£3,817,426	£3,613,662	£3,500,460
60% LAR : 40% CIR	20%	£3,861,063	£3,369,944	£3,363,744	£3,350,199	£3,316,337	£3,113,163	£3,000,288
60% LAR : 40% CIR	25%	£3,333,418	£2,867,253	£2,861,068	£2,847,558	£2,813,785	£2,611,140	£2,498,560
60% LAR : 40% CIR	**26%**	**£3,227,716**	**£2,766,542**	**£2,760,360**	**£2,746,858**	**£2,713,100**	**£2,510,554**	**£2,398,029**
60% LAR : 40% CIR	30%	£2,804,331	£2,363,129	£2,356,957	£2,343,480	£2,309,783	£2,107,609	£1,995,289
60% LAR : 40% CIR	35%	£2,273,815	£1,857,585	£1,851,427	£1,837,976	£1,804,348	£1,602,583	£1,490,492
60% LAR : 40% CIR	40%	£1,741,885	£1,350,637	£1,344,488	£1,331,060	£1,297,491	£1,096,078	£984,182
60% LAR : 40% CIR	45%	£1,208,552	£842,297	£836,156	£822,748	£789,228	£588,107	£476,373
60% LAR : 40% CIR	50%	£673,833	£332,579	£326,444	£313,051	£279,570	£78,685	-£32,918

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,585,671	£5,994,839	£5,988,555	£5,974,827	£5,940,510	£5,734,605	£5,620,214
60% LAR : 40% CIR	5%	£6,063,932	£5,498,013	£5,491,753	£5,478,078	£5,443,889	£5,238,761	£5,124,800
60% LAR : 40% CIR	10%	£5,540,696	£4,999,701	£4,993,462	£4,979,834	£4,945,765	£4,741,349	£4,627,786
60% LAR : 40% CIR	15%	£5,015,977	£4,499,915	£4,493,697	£4,480,113	£4,446,151	£4,242,387	£4,129,185
60% LAR : 40% CIR	20%	£4,489,788	£3,998,669	£3,992,469	£3,978,924	£3,945,062	£3,741,888	£3,629,013
60% LAR : 40% CIR	25%	£3,962,143	£3,495,978	£3,489,793	£3,476,283	£3,442,510	£3,239,865	£3,127,285
60% LAR : 40% CIR	**26%**	**£3,856,441**	**£3,395,267**	**£3,389,085**	**£3,375,583**	**£3,341,825**	**£3,139,279**	**£3,026,754**
60% LAR : 40% CIR	30%	£3,433,056	£2,991,854	£2,985,682	£2,972,205	£2,938,508	£2,736,334	£2,624,014
60% LAR : 40% CIR	35%	£2,902,540	£2,486,310	£2,480,152	£2,466,701	£2,433,073	£2,231,308	£2,119,217
60% LAR : 40% CIR	40%	£2,370,610	£1,979,362	£1,973,213	£1,959,785	£1,926,216	£1,724,803	£1,612,907
60% LAR : 40% CIR	45%	£1,837,277	£1,471,022	£1,464,881	£1,451,473	£1,417,953	£1,216,832	£1,105,098
60% LAR : 40% CIR	50%	£1,302,558	£961,304	£955,169	£941,776	£908,295	£707,410	£595,807

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,328,883	£6,738,051	£6,731,767	£6,718,040	£6,683,722	£6,477,818	£6,363,427
60% LAR : 40% CIR	5%	£6,807,145	£6,241,226	£6,234,965	£6,221,290	£6,187,102	£5,981,974	£5,868,012
60% LAR : 40% CIR	10%	£6,283,909	£5,742,914	£5,736,675	£5,723,047	£5,688,978	£5,484,562	£5,370,998
60% LAR : 40% CIR	15%	£5,759,189	£5,243,128	£5,236,909	£5,223,325	£5,189,364	£4,985,600	£4,872,398
60% LAR : 40% CIR	20%	£5,233,001	£4,741,882	£4,735,682	£4,722,136	£4,688,274	£4,485,101	£4,372,226
60% LAR : 40% CIR	25%	£4,705,355	£4,239,190	£4,233,006	£4,219,496	£4,185,722	£3,983,078	£3,870,498
60% LAR : 40% CIR	**26%**	**£4,599,654**	**£4,138,479**	**£4,132,297**	**£4,118,795**	**£4,085,037**	**£3,882,492**	**£3,769,967**
60% LAR : 40% CIR	30%	£4,176,268	£3,735,066	£3,728,895	£3,715,417	£3,681,721	£3,479,546	£3,367,227
60% LAR : 40% CIR	35%	£3,645,752	£3,229,523	£3,223,364	£3,209,913	£3,176,285	£2,974,520	£2,862,430
60% LAR : 40% CIR	40%	£3,113,822	£2,722,575	£2,716,425	£2,702,998	£2,669,429	£2,468,016	£2,356,119
60% LAR : 40% CIR	45%	£2,580,490	£2,214,234	£2,208,093	£2,194,685	£2,161,165	£1,960,044	£1,848,310
60% LAR : 40% CIR	50%	£2,045,771	£1,704,516	£1,698,381	£1,684,989	£1,651,508	£1,450,622	£1,339,019

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats

Value Area	**Zone A - Medium Central Zone**

No Units	**15**
Site Area	**0.04 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£10,528,381	£9,898,740	£9,892,457	£9,878,729	£9,844,412	£9,638,507	£9,524,116
60% LAR : 40% CIR	5%	£9,885,294	£9,282,507	£9,276,247	£9,262,572	£9,228,384	£9,023,255	£8,909,295
60% LAR : 40% CIR	10%	£9,240,710	£8,664,788	£8,658,549	£8,644,922	£8,610,852	£8,406,437	£8,292,873
60% LAR : 40% CIR	15%	£8,594,643	£8,045,594	£8,039,376	£8,025,791	£7,991,831	£7,788,067	£7,674,864
60% LAR : 40% CIR	20%	£7,947,106	£7,424,941	£7,418,741	£7,405,196	£7,371,333	£7,168,159	£7,055,285
60% LAR : 40% CIR	25%	£7,298,113	£6,802,842	£6,796,658	£6,783,147	£6,749,373	£6,546,730	£6,434,149
60% LAR : 40% CIR	**26%**	**£7,168,141**	**£6,678,250**	**£6,672,068**	**£6,658,565**	**£6,624,807**	**£6,422,262**	**£6,309,736**
60% LAR : 40% CIR	30%	£6,647,677	£6,179,310	£6,173,139	£6,159,661	£6,125,965	£5,923,790	£5,811,471
60% LAR : 40% CIR	35%	£5,995,814	£5,554,359	£5,548,201	£5,534,749	£5,501,122	£5,299,358	£5,187,266
60% LAR : 40% CIR	40%	£5,342,535	£4,928,003	£4,921,855	£4,908,426	£4,874,858	£4,673,444	£4,561,548
60% LAR : 40% CIR	45%	£4,687,856	£4,300,255	£4,294,114	£4,280,707	£4,247,186	£4,046,065	£3,934,332
60% LAR : 40% CIR	50%	£4,031,788	£3,671,129	£3,664,995	£3,651,603	£3,618,122	£3,417,236	£3,305,633

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,866,543	£6,236,903	£6,230,619	£6,216,892	£6,182,574	£5,976,670	£5,862,279
60% LAR : 40% CIR	5%	£6,223,456	£5,620,670	£5,614,410	£5,600,735	£5,566,546	£5,361,418	£5,247,458
60% LAR : 40% CIR	10%	£5,578,872	£5,002,950	£4,996,711	£4,983,084	£4,949,014	£4,744,599	£4,631,035
60% LAR : 40% CIR	15%	£4,932,805	£4,383,757	£4,377,538	£4,363,954	£4,329,993	£4,126,229	£4,013,027
60% LAR : 40% CIR	20%	£4,285,268	£3,763,104	£3,756,904	£3,743,358	£3,709,495	£3,506,322	£3,393,448
60% LAR : 40% CIR	25%	£3,636,276	£3,141,004	£3,134,820	£3,121,310	£3,087,536	£2,884,892	£2,772,312
60% LAR : 40% CIR	**26%**	**£3,506,304**	**£3,016,413**	**£3,010,231**	**£2,996,727**	**£2,962,970**	**£2,760,424**	**£2,647,899**
60% LAR : 40% CIR	30%	£2,985,840	£2,517,473	£2,511,301	£2,497,824	£2,464,127	£2,261,953	£2,149,633
60% LAR : 40% CIR	35%	£2,333,976	£1,892,522	£1,886,363	£1,872,912	£1,839,285	£1,637,520	£1,525,428
60% LAR : 40% CIR	40%	£1,680,697	£1,266,166	£1,260,017	£1,246,589	£1,213,021	£1,011,607	£899,710
60% LAR : 40% CIR	45%	£1,026,018	£638,417	£632,277	£618,869	£585,349	£384,228	£272,495
60% LAR : 40% CIR	50%	£369,950	£9,292	£3,158	-£10,235	-£43,716	-£244,601	-£356,205

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,383,906	£7,754,265	£7,747,982	£7,734,254	£7,699,937	£7,494,032	£7,379,641
60% LAR : 40% CIR	5%	£7,740,819	£7,138,032	£7,131,772	£7,118,097	£7,083,909	£6,878,780	£6,764,820
60% LAR : 40% CIR	10%	£7,096,235	£6,520,313	£6,514,074	£6,500,447	£6,466,377	£6,261,962	£6,148,398
60% LAR : 40% CIR	15%	£6,450,168	£5,901,119	£5,894,901	£5,881,316	£5,847,356	£5,643,592	£5,530,389
60% LAR : 40% CIR	20%	£5,802,631	£5,280,466	£5,274,266	£5,260,721	£5,226,858	£5,023,684	£4,910,810
60% LAR : 40% CIR	25%	£5,153,638	£4,658,367	£4,652,183	£4,638,672	£4,604,898	£4,402,255	£4,289,674
60% LAR : 40% CIR	**26%**	**£5,023,666**	**£4,533,775**	**£4,527,593**	**£4,514,090**	**£4,480,332**	**£4,277,787**	**£4,165,261**
60% LAR : 40% CIR	30%	£4,503,202	£4,034,835	£4,028,664	£4,015,186	£3,981,490	£3,779,315	£3,666,996
60% LAR : 40% CIR	35%	£3,851,339	£3,409,884	£3,403,726	£3,390,274	£3,356,647	£3,154,883	£3,042,791
60% LAR : 40% CIR	40%	£3,198,060	£2,783,528	£2,777,380	£2,763,951	£2,730,383	£2,528,969	£2,417,073
60% LAR : 40% CIR	45%	£2,543,381	£2,155,780	£2,149,639	£2,136,232	£2,102,711	£1,901,590	£1,789,857
60% LAR : 40% CIR	50%	£1,887,313	£1,526,654	£1,520,520	£1,507,128	£1,473,647	£1,272,761	£1,161,158

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,012,631	£8,382,990	£8,376,707	£8,362,979	£8,328,662	£8,122,757	£8,008,366
60% LAR : 40% CIR	5%	£8,369,544	£7,766,757	£7,760,497	£7,746,822	£7,712,634	£7,507,505	£7,393,545
60% LAR : 40% CIR	10%	£7,724,960	£7,149,038	£7,142,799	£7,129,172	£7,095,102	£6,890,687	£6,777,123
60% LAR : 40% CIR	15%	£7,078,893	£6,529,844	£6,523,626	£6,510,041	£6,476,081	£6,272,317	£6,159,114
60% LAR : 40% CIR	20%	£6,431,356	£5,909,191	£5,902,991	£5,889,446	£5,855,583	£5,652,409	£5,539,535
60% LAR : 40% CIR	25%	£5,782,363	£5,287,092	£5,280,908	£5,267,397	£5,233,623	£5,030,980	£4,918,399
60% LAR : 40% CIR	**26%**	**£5,652,391**	**£5,162,500**	**£5,156,318**	**£5,142,815**	**£5,109,057**	**£4,906,512**	**£4,793,986**
60% LAR : 40% CIR	30%	£5,131,927	£4,663,560	£4,657,389	£4,643,911	£4,610,215	£4,408,040	£4,295,721
60% LAR : 40% CIR	35%	£4,480,064	£4,038,609	£4,032,451	£4,018,999	£3,985,372	£3,783,608	£3,671,516
60% LAR : 40% CIR	40%	£3,826,785	£3,412,253	£3,406,105	£3,392,676	£3,359,108	£3,157,694	£3,045,798
60% LAR : 40% CIR	45%	£3,172,106	£2,784,505	£2,778,364	£2,764,957	£2,731,436	£2,530,315	£2,418,582
60% LAR : 40% CIR	50%	£2,516,038	£2,155,379	£2,149,245	£2,135,853	£2,102,372	£1,901,486	£1,789,883

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,755,843	£9,126,203	£9,119,919	£9,106,192	£9,071,874	£8,865,970	£8,751,579
60% LAR : 40% CIR	5%	£9,112,756	£8,509,970	£8,503,710	£8,490,035	£8,455,846	£8,250,718	£8,136,758
60% LAR : 40% CIR	10%	£8,468,172	£7,892,250	£7,886,011	£7,872,384	£7,838,314	£7,633,899	£7,520,335
60% LAR : 40% CIR	15%	£7,822,105	£7,273,057	£7,266,838	£7,253,254	£7,219,293	£7,015,529	£6,902,327
60% LAR : 40% CIR	20%	£7,174,568	£6,652,404	£6,646,204	£6,632,658	£6,598,795	£6,395,622	£6,282,748
60% LAR : 40% CIR	25%	£6,525,576	£6,030,304	£6,024,120	£6,010,610	£5,976,836	£5,774,192	£5,661,612
60% LAR : 40% CIR	**26%**	**£6,395,604**	**£5,905,713**	**£5,899,531**	**£5,886,027**	**£5,852,270**	**£5,649,724**	**£5,537,199**
60% LAR : 40% CIR	30%	£5,875,140	£5,406,773	£5,400,601	£5,387,124	£5,353,427	£5,151,253	£5,038,933
60% LAR : 40% CIR	35%	£5,223,276	£4,781,822	£4,775,663	£4,762,212	£4,728,585	£4,526,820	£4,414,728
60% LAR : 40% CIR	40%	£4,569,997	£4,155,466	£4,149,317	£4,135,889	£4,102,321	£3,900,907	£3,789,010
60% LAR : 40% CIR	45%	£3,915,318	£3,527,717	£3,521,577	£3,508,169	£3,474,649	£3,273,528	£3,161,795
60% LAR : 40% CIR	50%	£3,259,250	£2,898,592	£2,892,458	£2,879,065	£2,845,584	£2,644,699	£2,533,095

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats	

Value Area	**Zone A - Higher Central Zone**

No Units	**15**
Site Area	**0.04 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
Tenure		**PIL**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£11,915,215	£11,263,399	£11,257,114	£11,243,388	£11,209,071	£11,003,166	£10,888,775
60% LAR : 40% CIR	5%	£11,202,786	£10,578,933	£10,572,672	£10,558,997	£10,524,809	£10,319,681	£10,205,721
60% LAR : 40% CIR	10%	£10,488,860	£9,892,981	£9,886,742	£9,873,114	£9,839,045	£9,634,629	£9,521,065
60% LAR : 40% CIR	15%	£9,773,452	£9,205,554	£9,199,336	£9,185,751	£9,151,791	£8,948,027	£8,834,824
60% LAR : 40% CIR	20%	£9,056,573	£8,516,668	£8,510,468	£8,496,922	£8,463,060	£8,259,886	£8,147,012
60% LAR : 40% CIR	25%	£8,338,239	£7,826,336	£7,820,151	£7,806,642	£7,772,867	£7,570,223	£7,457,643
60% LAR : 40% CIR	**26%**	**£8,194,397**	**£7,688,097**	**£7,681,915**	**£7,668,412**	**£7,634,654**	**£7,432,109**	**£7,319,583**
60% LAR : 40% CIR	30%	£7,618,462	£7,134,571	£7,128,400	£7,114,922	£7,081,226	£6,879,051	£6,766,732
60% LAR : 40% CIR	35%	£6,897,256	£6,441,388	£6,435,228	£6,421,777	£6,388,150	£6,186,385	£6,074,293
60% LAR : 40% CIR	40%	£6,174,636	£5,746,799	£5,740,649	£5,727,222	£5,693,653	£5,492,240	£5,380,343
60% LAR : 40% CIR	45%	£5,450,614	£5,050,817	£5,044,676	£5,031,269	£4,997,748	£4,796,627	£4,684,894
60% LAR : 40% CIR	50%	£4,725,206	£4,353,459	£4,347,324	£4,333,931	£4,300,451	£4,099,565	£3,987,962

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,253,378	£7,601,562	£7,595,277	£7,581,550	£7,547,233	£7,341,329	£7,226,937
60% LAR : 40% CIR	5%	£7,540,948	£6,917,095	£6,910,835	£6,897,160	£6,862,971	£6,657,843	£6,543,883
60% LAR : 40% CIR	10%	£6,827,023	£6,231,143	£6,224,905	£6,211,277	£6,177,208	£5,972,792	£5,859,228
60% LAR : 40% CIR	15%	£6,111,615	£5,543,717	£5,537,498	£5,523,914	£5,489,953	£5,286,189	£5,172,986
60% LAR : 40% CIR	20%	£5,394,736	£4,854,830	£4,848,630	£4,835,085	£4,801,223	£4,598,048	£4,485,174
60% LAR : 40% CIR	25%	£4,676,401	£4,164,499	£4,158,313	£4,144,804	£4,111,030	£3,908,385	£3,795,805
60% LAR : 40% CIR	**26%**	**£4,532,560**	**£4,026,260**	**£4,020,078**	**£4,006,574**	**£3,972,817**	**£3,770,271**	**£3,657,746**
60% LAR : 40% CIR	30%	£3,956,624	£3,472,734	£3,466,562	£3,453,085	£3,419,388	£3,217,214	£3,104,894
60% LAR : 40% CIR	35%	£3,235,419	£2,779,550	£2,773,391	£2,759,940	£2,726,313	£2,524,548	£2,412,456
60% LAR : 40% CIR	40%	£2,512,798	£2,084,961	£2,078,812	£2,065,384	£2,031,815	£1,830,402	£1,718,506
60% LAR : 40% CIR	45%	£1,788,777	£1,388,980	£1,382,839	£1,369,432	£1,335,911	£1,134,790	£1,023,057
60% LAR : 40% CIR	50%	£1,063,368	£691,621	£685,487	£672,094	£638,613	£437,727	£326,124

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,770,740	£9,118,924	£9,112,639	£9,098,913	£9,064,596	£8,858,691	£8,744,300
60% LAR : 40% CIR	5%	£9,058,311	£8,434,458	£8,428,197	£8,414,522	£8,380,334	£8,175,206	£8,061,246
60% LAR : 40% CIR	10%	£8,344,385	£7,748,506	£7,742,267	£7,728,639	£7,694,570	£7,490,154	£7,376,590
60% LAR : 40% CIR	15%	£7,628,977	£7,061,079	£7,054,861	£7,041,276	£7,007,316	£6,803,552	£6,690,349
60% LAR : 40% CIR	20%	£6,912,098	£6,372,193	£6,365,993	£6,352,447	£6,318,585	£6,115,411	£6,002,537
60% LAR : 40% CIR	25%	£6,193,764	£5,681,861	£5,675,676	£5,662,167	£5,628,392	£5,425,748	£5,313,168
60% LAR : 40% CIR	**26%**	**£6,049,922**	**£5,543,622**	**£5,537,440**	**£5,523,937**	**£5,490,179**	**£5,287,634**	**£5,175,108**
60% LAR : 40% CIR	30%	£5,473,987	£4,990,096	£4,983,925	£4,970,447	£4,936,751	£4,734,576	£4,622,257
60% LAR : 40% CIR	35%	£4,752,781	£4,296,913	£4,290,753	£4,277,302	£4,243,675	£4,041,910	£3,929,818
60% LAR : 40% CIR	40%	£4,030,161	£3,602,324	£3,596,174	£3,582,747	£3,549,178	£3,347,765	£3,235,868
60% LAR : 40% CIR	45%	£3,306,139	£2,906,342	£2,900,201	£2,886,794	£2,853,273	£2,652,152	£2,540,419
60% LAR : 40% CIR	50%	£2,580,731	£2,208,984	£2,202,849	£2,189,456	£2,155,976	£1,955,090	£1,843,487

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,399,465	£9,747,649	£9,741,364	£9,727,638	£9,693,321	£9,487,416	£9,373,025
60% LAR : 40% CIR	5%	£9,687,036	£9,063,183	£9,056,922	£9,043,247	£9,009,059	£8,803,931	£8,689,971
60% LAR : 40% CIR	10%	£8,973,110	£8,377,231	£8,370,992	£8,357,364	£8,323,295	£8,118,879	£8,005,315
60% LAR : 40% CIR	15%	£8,257,702	£7,689,804	£7,683,586	£7,670,001	£7,636,041	£7,432,277	£7,319,074
60% LAR : 40% CIR	20%	£7,540,823	£7,000,918	£6,994,718	£6,981,172	£6,947,310	£6,744,136	£6,631,262
60% LAR : 40% CIR	25%	£6,822,489	£6,310,586	£6,304,401	£6,290,892	£6,257,117	£6,054,473	£5,941,893
60% LAR : 40% CIR	**26%**	**£6,678,647**	**£6,172,347**	**£6,166,165**	**£6,152,662**	**£6,118,904**	**£5,916,359**	**£5,803,833**
60% LAR : 40% CIR	30%	£6,102,712	£5,618,821	£5,612,650	£5,599,172	£5,565,476	£5,363,301	£5,250,982
60% LAR : 40% CIR	35%	£5,381,506	£4,925,638	£4,919,478	£4,906,027	£4,872,400	£4,670,635	£4,558,543
60% LAR : 40% CIR	40%	£4,658,886	£4,231,049	£4,224,899	£4,211,472	£4,177,903	£3,976,490	£3,864,593
60% LAR : 40% CIR	45%	£3,934,864	£3,535,067	£3,528,926	£3,515,519	£3,481,998	£3,280,877	£3,169,144
60% LAR : 40% CIR	50%	£3,209,456	£2,837,709	£2,831,574	£2,818,181	£2,784,701	£2,583,815	£2,472,212

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,142,678	£10,490,862	£10,484,577	£10,470,850	£10,436,533	£10,230,629	£10,116,237
60% LAR : 40% CIR	5%	£10,430,248	£9,806,395	£9,800,135	£9,786,460	£9,752,271	£9,547,143	£9,433,183
60% LAR : 40% CIR	10%	£9,716,323	£9,120,443	£9,114,205	£9,100,577	£9,066,508	£8,862,092	£8,748,528
60% LAR : 40% CIR	15%	£9,000,915	£8,433,017	£8,426,798	£8,413,214	£8,379,253	£8,175,489	£8,062,286
60% LAR : 40% CIR	20%	£8,284,036	£7,744,130	£7,737,930	£7,724,385	£7,690,523	£7,487,348	£7,374,474
60% LAR : 40% CIR	25%	£7,565,701	£7,053,799	£7,047,613	£7,034,104	£7,000,330	£6,797,685	£6,685,105
60% LAR : 40% CIR	**26%**	**£7,421,860**	**£6,915,560**	**£6,909,378**	**£6,895,874**	**£6,862,117**	**£6,659,571**	**£6,547,046**
60% LAR : 40% CIR	30%	£6,845,924	£6,362,034	£6,355,862	£6,342,385	£6,308,688	£6,106,514	£5,994,194
60% LAR : 40% CIR	35%	£6,124,719	£5,668,850	£5,662,691	£5,649,240	£5,615,613	£5,413,848	£5,301,756
60% LAR : 40% CIR	40%	£5,402,098	£4,974,261	£4,968,112	£4,954,684	£4,921,115	£4,719,702	£4,607,806
60% LAR : 40% CIR	45%	£4,678,077	£4,278,280	£4,272,139	£4,258,732	£4,225,211	£4,024,090	£3,912,357
60% LAR : 40% CIR	50%	£3,952,668	£3,580,921	£3,574,787	£3,561,394	£3,527,913	£3,327,027	£3,215,424

LB Camden
Local Plan Viability Testing 2025

Resi 7 - 18 Flats		Value Area	Zone A - Zone 1 and Eastern Central Zone

No Units	18
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,549,896	£6,913,654	£6,906,031	£6,890,424	£6,851,407	£6,617,303	£6,487,246
60% LAR : 40% CIR	5%	£7,048,227	£6,438,932	£6,431,339	£6,415,790	£6,376,920	£6,143,698	£6,014,130
60% LAR : 40% CIR	10%	£6,544,854	£5,962,518	£5,954,953	£5,939,458	£5,900,723	£5,668,311	£5,539,194
60% LAR : 40% CIR	15%	£6,039,795	£5,484,430	£5,476,888	£5,461,443	£5,422,831	£5,191,161	£5,062,454
60% LAR : 40% CIR	20%	£5,533,065	£5,004,682	£4,997,161	£4,981,761	£4,943,261	£4,712,261	£4,583,928
60% LAR : 40% CIR	25%	£5,024,679	£4,523,289	£4,515,787	£4,500,427	£4,462,027	£4,231,630	£4,103,631
60% LAR : 40% CIR	**30%**	**£4,514,654**	**£4,040,267**	**£4,032,782**	**£4,017,458**	**£3,979,147**	**£3,749,283**	**£3,621,581**
60% LAR : 40% CIR	35%	£4,003,003	£3,555,630	£3,548,160	£3,532,867	£3,494,635	£3,265,237	£3,137,794
60% LAR : 40% CIR	40%	£3,489,744	£3,069,397	£3,061,939	£3,046,673	£3,008,506	£2,779,507	£2,652,287
60% LAR : 40% CIR	45%	£2,974,891	£2,581,579	£2,574,132	£2,558,888	£2,520,777	£2,292,111	£2,165,075
60% LAR : 40% CIR	50%	£2,458,459	£2,092,197	£2,084,756	£2,069,529	£2,031,464	£1,803,065	£1,676,177

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,849,512	£3,213,270	£3,205,648	£3,190,041	£3,151,024	£2,916,920	£2,786,863
60% LAR : 40% CIR	5%	£3,347,843	£2,738,549	£2,730,956	£2,715,407	£2,676,537	£2,443,314	£2,313,747
60% LAR : 40% CIR	10%	£2,844,471	£2,262,135	£2,254,569	£2,239,075	£2,200,340	£1,967,928	£1,838,811
60% LAR : 40% CIR	15%	£2,339,412	£1,784,047	£1,776,505	£1,761,060	£1,722,448	£1,490,778	£1,362,071
60% LAR : 40% CIR	20%	£1,832,682	£1,304,299	£1,296,777	£1,281,378	£1,242,878	£1,011,878	£883,545
60% LAR : 40% CIR	25%	£1,324,296	£822,906	£815,404	£800,044	£761,644	£531,247	£403,248
60% LAR : 40% CIR	**30%**	**£814,271**	**£339,883**	**£332,399**	**£317,074**	**£278,764**	**£48,900**	**-£78,802**
60% LAR : 40% CIR	35%	£302,619	-£144,753	-£152,223	-£167,516	-£205,748	-£435,146	-£562,589
60% LAR : 40% CIR	40%	-£210,639	-£630,986	-£638,444	-£653,711	-£691,878	-£920,876	-£1,048,096
60% LAR : 40% CIR	45%	-£725,493	-£1,118,804	-£1,126,251	-£1,141,495	-£1,179,606	-£1,408,272	-£1,535,308
60% LAR : 40% CIR	50%	-£1,241,924	-£1,608,187	-£1,615,627	-£1,630,854	-£1,668,920	-£1,897,318	-£2,024,206

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,382,847	£4,746,605	£4,738,983	£4,723,376	£4,684,359	£4,450,255	£4,320,198
60% LAR : 40% CIR	5%	£4,881,178	£4,271,884	£4,264,290	£4,248,742	£4,209,872	£3,976,649	£3,847,082
60% LAR : 40% CIR	10%	£4,377,806	£3,795,470	£3,787,904	£3,772,410	£3,733,674	£3,501,263	£3,372,146
60% LAR : 40% CIR	15%	£3,872,747	£3,317,381	£3,309,840	£3,294,395	£3,255,783	£3,024,112	£2,895,406
60% LAR : 40% CIR	20%	£3,366,017	£2,837,634	£2,830,112	£2,814,713	£2,776,213	£2,545,213	£2,416,880
60% LAR : 40% CIR	25%	£2,857,631	£2,356,240	£2,348,739	£2,333,379	£2,294,979	£2,064,581	£1,936,583
60% LAR : 40% CIR	**30%**	**£2,347,605**	**£1,873,218**	**£1,865,734**	**£1,850,409**	**£1,812,098**	**£1,582,235**	**£1,454,532**
60% LAR : 40% CIR	35%	£1,835,954	£1,388,582	£1,381,112	£1,365,819	£1,327,586	£1,098,189	£970,745
60% LAR : 40% CIR	40%	£1,322,695	£902,348	£894,891	£879,624	£841,457	£612,459	£485,238
60% LAR : 40% CIR	45%	£807,842	£414,531	£407,084	£391,839	£353,729	£125,063	-£1,973
60% LAR : 40% CIR	50%	£291,411	-£74,852	-£82,293	-£97,519	-£135,585	-£363,983	-£490,871

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,018,190	£5,381,948	£5,374,326	£5,358,719	£5,319,702	£5,085,598	£4,955,541
60% LAR : 40% CIR	5%	£5,516,521	£4,907,227	£4,899,634	£4,884,085	£4,845,215	£4,611,992	£4,482,425
60% LAR : 40% CIR	10%	£5,013,149	£4,430,813	£4,423,247	£4,407,753	£4,369,017	£4,136,606	£4,007,489
60% LAR : 40% CIR	15%	£4,508,090	£3,952,725	£3,945,183	£3,929,738	£3,891,126	£3,659,456	£3,530,749
60% LAR : 40% CIR	20%	£4,001,360	£3,472,977	£3,465,455	£3,450,056	£3,411,556	£3,180,556	£3,052,223
60% LAR : 40% CIR	25%	£3,492,974	£2,991,584	£2,984,082	£2,968,722	£2,930,322	£2,699,924	£2,571,926
60% LAR : 40% CIR	**30%**	**£2,982,949**	**£2,508,561**	**£2,501,077**	**£2,485,752**	**£2,447,442**	**£2,217,578**	**£2,089,876**
60% LAR : 40% CIR	35%	£2,471,297	£2,023,925	£2,016,455	£2,001,162	£1,962,929	£1,733,532	£1,606,088
60% LAR : 40% CIR	40%	£1,958,039	£1,537,692	£1,530,234	£1,514,967	£1,476,800	£1,247,802	£1,120,582
60% LAR : 40% CIR	45%	£1,443,185	£1,049,874	£1,042,427	£1,027,182	£989,072	£760,406	£633,370
60% LAR : 40% CIR	50%	£926,754	£560,491	£553,051	£537,824	£499,758	£271,360	£144,472

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,769,226	£6,132,984	£6,125,362	£6,109,755	£6,070,738	£5,836,633	£5,706,577
60% LAR : 40% CIR	5%	£6,267,557	£5,658,263	£5,650,669	£5,635,121	£5,596,250	£5,363,028	£5,233,461
60% LAR : 40% CIR	10%	£5,764,185	£5,181,849	£5,174,283	£5,158,789	£5,120,053	£4,887,642	£4,758,525
60% LAR : 40% CIR	15%	£5,259,126	£4,703,760	£4,696,218	£4,680,774	£4,642,162	£4,410,491	£4,281,785
60% LAR : 40% CIR	20%	£4,752,396	£4,224,013	£4,216,491	£4,201,091	£4,162,592	£3,931,592	£3,803,259
60% LAR : 40% CIR	25%	£4,244,010	£3,742,619	£3,735,118	£3,719,758	£3,681,358	£3,450,960	£3,322,962
60% LAR : 40% CIR	**30%**	**£3,733,984**	**£3,259,597**	**£3,252,112**	**£3,236,788**	**£3,198,477**	**£2,968,614**	**£2,840,911**
60% LAR : 40% CIR	35%	£3,222,333	£2,774,961	£2,767,491	£2,752,198	£2,713,965	£2,484,568	£2,357,124
60% LAR : 40% CIR	40%	£2,709,074	£2,288,727	£2,281,270	£2,266,003	£2,227,836	£1,998,838	£1,871,617
60% LAR : 40% CIR	45%	£2,194,221	£1,800,910	£1,793,463	£1,778,218	£1,740,108	£1,511,442	£1,384,406
60% LAR : 40% CIR	50%	£1,677,790	£1,311,527	£1,304,086	£1,288,860	£1,250,794	£1,022,396	£895,508

LB Camden
Local Plan Viability Testing 2025

Resi 7 - 18 Flats

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

No Units	**18**
Site Area	**0.04 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£7,549,896	£6,913,654	£6,906,031	£6,890,424	£6,851,407	£6,617,303	£6,487,246
60% LAR : 40% CIR	5%	£7,048,227	£6,438,932	£6,431,339	£6,415,790	£6,376,920	£6,143,698	£6,014,130
60% LAR : 40% CIR	10%	£6,544,854	£5,962,518	£5,954,953	£5,939,458	£5,900,723	£5,668,311	£5,539,194
60% LAR : 40% CIR	15%	£6,039,795	£5,484,430	£5,476,888	£5,461,443	£5,422,831	£5,191,161	£5,062,454
60% LAR : 40% CIR	20%	£5,533,065	£5,004,682	£4,997,161	£4,981,761	£4,943,261	£4,712,261	£4,583,928
60% LAR : 40% CIR	25%	£5,024,679	£4,523,289	£4,515,787	£4,500,427	£4,462,027	£4,231,630	£4,103,631
60% LAR : 40% CIR	**30%**	**£4,514,654**	**£4,040,267**	**£4,032,782**	**£4,017,458**	**£3,979,147**	**£3,749,283**	**£3,621,581**
60% LAR : 40% CIR	35%	£4,003,003	£3,555,630	£3,548,160	£3,532,867	£3,494,635	£3,265,237	£3,137,794
60% LAR : 40% CIR	40%	£3,489,744	£3,069,397	£3,061,939	£3,046,673	£3,008,506	£2,779,507	£2,652,287
60% LAR : 40% CIR	45%	£2,974,891	£2,581,579	£2,574,132	£2,558,888	£2,520,777	£2,292,111	£2,165,075
60% LAR : 40% CIR	50%	£2,458,459	£2,092,197	£2,084,756	£2,069,529	£2,031,464	£1,803,065	£1,676,177

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,849,512	£3,213,270	£3,205,648	£3,190,041	£3,151,024	£2,916,920	£2,786,863
60% LAR : 40% CIR	5%	£3,347,843	£2,738,549	£2,730,956	£2,715,407	£2,676,537	£2,443,314	£2,313,747
60% LAR : 40% CIR	10%	£2,844,471	£2,262,135	£2,254,569	£2,239,075	£2,200,340	£1,967,928	£1,838,811
60% LAR : 40% CIR	15%	£2,339,412	£1,784,047	£1,776,505	£1,761,060	£1,722,448	£1,490,778	£1,362,071
60% LAR : 40% CIR	20%	£1,832,682	£1,304,299	£1,296,777	£1,281,378	£1,242,878	£1,011,878	£883,545
60% LAR : 40% CIR	25%	£1,324,296	£822,906	£815,404	£800,044	£761,644	£531,247	£403,248
60% LAR : 40% CIR	**30%**	**£814,271**	**£339,883**	**£332,399**	**£317,074**	**£278,764**	**£48,900**	**-£78,802**
60% LAR : 40% CIR	35%	£302,619	-£144,753	-£152,223	-£167,516	-£205,748	-£435,146	-£562,589
60% LAR : 40% CIR	40%	-£210,639	-£630,986	-£638,444	-£653,711	-£691,878	-£920,876	-£1,048,096
60% LAR : 40% CIR	45%	-£725,493	-£1,118,804	-£1,126,251	-£1,141,495	-£1,179,606	-£1,408,272	-£1,535,308
60% LAR : 40% CIR	50%	-£1,241,924	-£1,608,187	-£1,615,627	-£1,630,854	-£1,668,920	-£1,897,318	-£2,024,206

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,382,847	£4,746,605	£4,738,983	£4,723,376	£4,684,359	£4,450,255	£4,320,198
60% LAR : 40% CIR	5%	£4,881,178	£4,271,884	£4,264,290	£4,248,742	£4,209,872	£3,976,649	£3,847,082
60% LAR : 40% CIR	10%	£4,377,806	£3,795,470	£3,787,904	£3,772,410	£3,733,674	£3,501,263	£3,372,146
60% LAR : 40% CIR	15%	£3,872,747	£3,317,381	£3,309,840	£3,294,395	£3,255,783	£3,024,112	£2,895,406
60% LAR : 40% CIR	20%	£3,366,017	£2,837,634	£2,830,112	£2,814,713	£2,776,213	£2,545,213	£2,416,880
60% LAR : 40% CIR	25%	£2,857,631	£2,356,240	£2,348,739	£2,333,379	£2,294,979	£2,064,581	£1,936,583
60% LAR : 40% CIR	**30%**	**£2,347,605**	**£1,873,218**	**£1,865,734**	**£1,850,409**	**£1,812,098**	**£1,582,235**	**£1,454,532**
60% LAR : 40% CIR	35%	£1,835,954	£1,388,582	£1,381,112	£1,365,819	£1,327,586	£1,098,189	£970,745
60% LAR : 40% CIR	40%	£1,322,695	£902,348	£894,891	£879,624	£841,457	£612,459	£485,238
60% LAR : 40% CIR	45%	£807,842	£414,531	£407,084	£391,839	£353,729	£125,063	-£1,973
60% LAR : 40% CIR	50%	£291,411	-£74,852	-£82,293	-£97,519	-£135,585	-£363,983	-£490,871

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,018,190	£5,381,948	£5,374,326	£5,358,719	£5,319,702	£5,085,598	£4,955,541
60% LAR : 40% CIR	5%	£5,516,521	£4,907,227	£4,899,634	£4,884,085	£4,845,215	£4,611,992	£4,482,425
60% LAR : 40% CIR	10%	£5,013,149	£4,430,813	£4,423,247	£4,407,753	£4,369,017	£4,136,606	£4,007,489
60% LAR : 40% CIR	15%	£4,508,090	£3,952,725	£3,945,183	£3,929,738	£3,891,126	£3,659,456	£3,530,749
60% LAR : 40% CIR	20%	£4,001,360	£3,472,977	£3,465,455	£3,450,056	£3,411,556	£3,180,556	£3,052,223
60% LAR : 40% CIR	25%	£3,492,974	£2,991,584	£2,984,082	£2,968,722	£2,930,322	£2,699,924	£2,571,926
60% LAR : 40% CIR	**30%**	**£2,982,949**	**£2,508,561**	**£2,501,077**	**£2,485,752**	**£2,447,442**	**£2,217,578**	**£2,089,876**
60% LAR : 40% CIR	35%	£2,471,297	£2,023,925	£2,016,455	£2,001,162	£1,962,929	£1,733,532	£1,606,088
60% LAR : 40% CIR	40%	£1,958,039	£1,537,692	£1,530,234	£1,514,967	£1,476,800	£1,247,802	£1,120,582
60% LAR : 40% CIR	45%	£1,443,185	£1,049,874	£1,042,427	£1,027,182	£989,072	£760,406	£633,370
60% LAR : 40% CIR	50%	£926,754	£560,491	£553,051	£537,824	£499,758	£271,360	£144,472

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,769,226	£6,132,984	£6,125,362	£6,109,755	£6,070,738	£5,836,633	£5,706,577
60% LAR : 40% CIR	5%	£6,267,557	£5,658,263	£5,650,669	£5,635,121	£5,596,250	£5,363,028	£5,233,461
60% LAR : 40% CIR	10%	£5,764,185	£5,181,849	£5,174,283	£5,158,789	£5,120,053	£4,887,642	£4,758,525
60% LAR : 40% CIR	15%	£5,259,126	£4,703,760	£4,696,218	£4,680,774	£4,642,162	£4,410,491	£4,281,785
60% LAR : 40% CIR	20%	£4,752,396	£4,224,013	£4,216,491	£4,201,091	£4,162,592	£3,931,592	£3,803,259
60% LAR : 40% CIR	25%	£4,244,010	£3,742,619	£3,735,118	£3,719,758	£3,681,358	£3,450,960	£3,322,962
60% LAR : 40% CIR	**30%**	**£3,733,984**	**£3,259,597**	**£3,252,112**	**£3,236,788**	**£3,198,477**	**£2,968,614**	**£2,840,911**
60% LAR : 40% CIR	35%	£3,222,333	£2,774,961	£2,767,491	£2,752,198	£2,713,965	£2,484,568	£2,357,124
60% LAR : 40% CIR	40%	£2,709,074	£2,288,727	£2,281,270	£2,266,003	£2,227,836	£1,998,838	£1,871,617
60% LAR : 40% CIR	45%	£2,194,221	£1,800,910	£1,793,463	£1,778,218	£1,740,108	£1,511,442	£1,384,406
60% LAR : 40% CIR	50%	£1,677,790	£1,311,527	£1,304,086	£1,288,860	£1,250,794	£1,022,396	£895,508

LB Camden
Local Plan Viability Testing 2025

Resi 7 - 18 Flats		Value Area	Zone A - Kings Cross Higher

No Units	18
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£8,798,046	£8,141,847	£8,134,224	£8,118,618	£8,079,600	£7,845,496	£7,715,438
60% LAR : 40% CIR	5%	£8,233,969	£7,605,715	£7,598,122	£7,582,573	£7,543,703	£7,310,481	£7,180,913
60% LAR : 40% CIR	10%	£7,668,190	£7,067,892	£7,060,325	£7,044,831	£7,006,097	£6,773,685	£6,644,567
60% LAR : 40% CIR	15%	£7,100,723	£6,528,394	£6,520,852	£6,505,407	£6,466,795	£6,235,124	£6,106,418
60% LAR : 40% CIR	20%	£6,531,586	£5,987,236	£5,979,715	£5,964,314	£5,925,815	£5,694,815	£5,566,483
60% LAR : 40% CIR	25%	£5,960,792	£5,444,433	£5,436,931	£5,421,572	£5,383,172	£5,152,774	£5,024,776
60% LAR : 40% CIR	**30%**	**£5,388,359**	**£4,900,001**	**£4,892,516**	**£4,877,192**	**£4,838,882**	**£4,609,018**	**£4,481,316**
60% LAR : 40% CIR	35%	£4,814,301	£4,353,955	£4,346,485	£4,331,192	£4,292,960	£4,063,562	£3,936,119
60% LAR : 40% CIR	40%	£4,238,633	£3,806,312	£3,798,854	£3,783,587	£3,745,421	£3,516,423	£3,389,202
60% LAR : 40% CIR	45%	£3,661,373	£3,257,086	£3,249,638	£3,234,393	£3,196,283	£2,967,618	£2,840,581
60% LAR : 40% CIR	50%	£3,082,535	£2,706,292	£2,698,852	£2,683,626	£2,645,559	£2,417,162	£2,290,274

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,097,663	£4,441,463	£4,433,841	£4,418,234	£4,379,216	£4,145,113	£4,015,055
60% LAR : 40% CIR	5%	£4,533,586	£3,905,332	£3,897,739	£3,882,190	£3,843,320	£3,610,097	£3,480,530
60% LAR : 40% CIR	10%	£3,967,807	£3,367,509	£3,359,942	£3,344,448	£3,305,713	£3,073,302	£2,944,184
60% LAR : 40% CIR	15%	£3,400,340	£2,828,010	£2,820,468	£2,805,024	£2,766,412	£2,534,741	£2,406,035
60% LAR : 40% CIR	20%	£2,831,203	£2,286,852	£2,279,332	£2,263,931	£2,225,431	£1,994,432	£1,866,099
60% LAR : 40% CIR	25%	£2,260,409	£1,744,050	£1,736,548	£1,721,189	£1,682,788	£1,452,391	£1,324,392
60% LAR : 40% CIR	**30%**	**£1,687,976**	**£1,199,618**	**£1,192,133**	**£1,176,809**	**£1,138,499**	**£908,635**	**£780,933**
60% LAR : 40% CIR	35%	£1,113,918	£653,572	£646,102	£630,809	£592,577	£363,179	£235,736
60% LAR : 40% CIR	40%	£538,250	£105,929	£98,471	£83,204	£45,038	-£183,960	-£311,181
60% LAR : 40% CIR	45%	-£39,010	-£443,297	-£450,745	-£465,990	-£504,100	-£732,765	-£859,802
60% LAR : 40% CIR	50%	-£617,848	-£994,091	-£1,001,531	-£1,016,757	-£1,054,824	-£1,283,222	-£1,410,109

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,630,998	£5,974,798	£5,967,176	£5,951,569	£5,912,551	£5,678,448	£5,548,390
60% LAR : 40% CIR	5%	£6,066,921	£5,438,667	£5,431,073	£5,415,525	£5,376,654	£5,143,432	£5,013,865
60% LAR : 40% CIR	10%	£5,501,141	£4,900,844	£4,893,277	£4,877,782	£4,839,048	£4,606,637	£4,477,519
60% LAR : 40% CIR	15%	£4,933,675	£4,361,345	£4,353,803	£4,338,359	£4,299,747	£4,068,076	£3,939,370
60% LAR : 40% CIR	20%	£4,364,538	£3,820,187	£3,812,667	£3,797,266	£3,758,766	£3,527,767	£3,399,434
60% LAR : 40% CIR	25%	£3,793,744	£3,277,385	£3,269,883	£3,254,523	£3,216,123	£2,985,726	£2,857,727
60% LAR : 40% CIR	**30%**	**£3,221,311**	**£2,732,952**	**£2,725,468**	**£2,710,143**	**£2,671,834**	**£2,441,970**	**£2,314,268**
60% LAR : 40% CIR	35%	£2,647,252	£2,186,907	£2,179,437	£2,164,144	£2,125,911	£1,896,514	£1,769,070
60% LAR : 40% CIR	40%	£2,071,585	£1,639,263	£1,631,805	£1,616,539	£1,578,373	£1,349,375	£1,222,153
60% LAR : 40% CIR	45%	£1,494,325	£1,090,038	£1,082,590	£1,067,345	£1,029,235	£800,569	£673,532
60% LAR : 40% CIR	50%	£915,487	£539,244	£531,804	£516,577	£478,511	£250,113	£123,225

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 & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,266,341	£6,610,141	£6,602,519	£6,586,912	£6,547,894	£6,313,791	£6,183,733
60% LAR : 40% CIR	5%	£6,702,264	£6,074,010	£6,066,417	£6,050,868	£6,011,998	£5,778,775	£5,649,208
60% LAR : 40% CIR	10%	£6,136,484	£5,536,187	£5,528,620	£5,513,126	£5,474,391	£5,241,980	£5,112,862
60% LAR : 40% CIR	15%	£5,569,018	£4,996,688	£4,989,146	£4,973,702	£4,935,090	£4,703,419	£4,574,713
60% LAR : 40% CIR	20%	£4,999,881	£4,455,530	£4,448,010	£4,432,609	£4,394,109	£4,163,110	£4,034,777
60% LAR : 40% CIR	25%	£4,429,087	£3,912,728	£3,905,226	£3,889,867	£3,851,466	£3,621,069	£3,493,070
60% LAR : 40% CIR	**30%**	**£3,856,654**	**£3,368,296**	**£3,360,811**	**£3,345,487**	**£3,307,177**	**£3,077,313**	**£2,949,611**
60% LAR : 40% CIR	35%	£3,282,596	£2,822,250	£2,814,780	£2,799,487	£2,761,254	£2,531,857	£2,404,413
60% LAR : 40% CIR	40%	£2,706,928	£2,274,606	£2,267,149	£2,251,882	£2,213,716	£1,984,718	£1,857,496
60% LAR : 40% CIR	45%	£2,129,668	£1,725,381	£1,717,933	£1,702,688	£1,664,578	£1,435,913	£1,308,875
60% LAR : 40% CIR	50%	£1,550,830	£1,174,587	£1,167,147	£1,151,921	£1,113,854	£885,456	£758,568

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,017,377	£7,361,177	£7,353,555	£7,337,948	£7,298,930	£7,064,827	£6,934,769
60% LAR : 40% CIR	5%	£7,453,300	£6,825,046	£6,817,452	£6,801,904	£6,763,033	£6,529,811	£6,400,244
60% LAR : 40% CIR	10%	£6,887,520	£6,287,223	£6,279,656	£6,264,161	£6,225,427	£5,993,016	£5,863,898
60% LAR : 40% CIR	15%	£6,320,054	£5,747,724	£5,740,182	£5,724,738	£5,686,126	£5,454,455	£5,325,749
60% LAR : 40% CIR	20%	£5,750,917	£5,206,566	£5,199,046	£5,183,645	£5,145,145	£4,914,145	£4,785,813
60% LAR : 40% CIR	25%	£5,180,123	£4,663,764	£4,656,262	£4,640,902	£4,602,502	£4,372,105	£4,244,106
60% LAR : 40% CIR	**30%**	**£4,607,690**	**£4,119,331**	**£4,111,847**	**£4,096,522**	**£4,058,213**	**£3,828,349**	**£3,700,646**
60% LAR : 40% CIR	35%	£4,033,631	£3,573,286	£3,565,816	£3,550,523	£3,512,290	£3,282,893	£3,155,449
60% LAR : 40% CIR	40%	£3,457,964	£3,025,642	£3,018,184	£3,002,918	£2,964,752	£2,735,754	£2,608,532
60% LAR : 40% CIR	45%	£2,880,704	£2,476,417	£2,468,969	£2,453,724	£2,415,613	£2,186,948	£2,059,911
60% LAR : 40% CIR	50%	£2,301,866	£1,925,623	£1,918,183	£1,902,956	£1,864,890	£1,636,492	£1,509,604

LB Camden
Local Plan Viability Testing 2025

Resi 7 - 18 Flats		Value Area	Zone A - Lower Cenral Zone

No Units	18
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£10,046,197	£9,370,039	£9,362,416	£9,346,810	£9,307,793	£9,073,688	£8,943,630
60% LAR : 40% CIR	5%	£9,419,713	£8,772,498	£8,764,905	£8,749,356	£8,710,486	£8,477,264	£8,347,696
60% LAR : 40% CIR	10%	£8,791,525	£8,173,265	£8,165,698	£8,150,205	£8,111,469	£7,879,058	£7,749,941
60% LAR : 40% CIR	15%	£8,161,652	£7,572,357	£7,564,815	£7,549,371	£7,510,759	£7,279,088	£7,150,382
60% LAR : 40% CIR	20%	£7,530,106	£6,969,790	£6,962,269	£6,946,869	£6,908,369	£6,677,369	£6,549,036
60% LAR : 40% CIR	25%	£6,896,905	£6,365,578	£6,358,076	£6,342,716	£6,304,316	£6,073,919	£5,945,920
60% LAR : 40% CIR	**30%**	**£6,262,064**	**£5,759,736**	**£5,752,251**	**£5,736,927**	**£5,698,616**	**£5,468,752**	**£5,341,051**
60% LAR : 40% CIR	35%	£5,625,599	£5,152,281	£5,144,811	£5,129,517	£5,091,285	£4,861,887	£4,734,444
60% LAR : 40% CIR	40%	£4,987,524	£4,543,228	£4,535,770	£4,520,503	£4,482,337	£4,253,339	£4,126,118
60% LAR : 40% CIR	45%	£4,347,856	£3,932,592	£3,925,144	£3,909,899	£3,871,789	£3,643,124	£3,516,086
60% LAR : 40% CIR	50%	£3,706,611	£3,320,389	£3,312,949	£3,297,722	£3,259,656	£3,031,257	£2,904,369

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,345,814	£5,669,656	£5,662,033	£5,646,427	£5,607,410	£5,373,305	£5,243,247
60% LAR : 40% CIR	5%	£5,719,330	£5,072,115	£5,064,522	£5,048,973	£5,010,103	£4,776,880	£4,647,313
60% LAR : 40% CIR	10%	£5,091,142	£4,472,882	£4,465,315	£4,449,822	£4,411,086	£4,178,675	£4,049,558
60% LAR : 40% CIR	15%	£4,461,269	£3,871,974	£3,864,432	£3,848,988	£3,810,376	£3,578,705	£3,449,999
60% LAR : 40% CIR	20%	£3,829,723	£3,269,407	£3,261,885	£3,246,486	£3,207,986	£2,976,986	£2,848,653
60% LAR : 40% CIR	25%	£3,196,522	£2,665,194	£2,657,693	£2,642,333	£2,603,933	£2,373,536	£2,245,537
60% LAR : 40% CIR	**30%**	**£2,561,681**	**£2,059,353**	**£2,051,868**	**£2,036,544**	**£1,998,233**	**£1,768,369**	**£1,640,668**
60% LAR : 40% CIR	35%	£1,925,216	£1,451,898	£1,444,428	£1,429,134	£1,390,902	£1,161,504	£1,034,061
60% LAR : 40% CIR	40%	£1,287,141	£842,844	£835,387	£820,120	£781,954	£552,956	£425,734
60% LAR : 40% CIR	45%	£647,473	£232,209	£224,761	£209,516	£171,406	-£57,260	-£184,297
60% LAR : 40% CIR	50%	£6,228	-£379,994	-£387,434	-£402,661	-£440,728	-£669,126	-£796,014

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,879,149	£7,202,990	£7,195,368	£7,179,761	£7,140,744	£6,906,640	£6,776,582
60% LAR : 40% CIR	5%	£7,252,664	£6,605,450	£6,597,856	£6,582,308	£6,543,437	£6,310,215	£6,180,648
60% LAR : 40% CIR	10%	£6,624,477	£6,006,217	£5,998,650	£5,983,156	£5,944,421	£5,712,010	£5,582,893
60% LAR : 40% CIR	15%	£5,994,604	£5,405,309	£5,397,767	£5,382,322	£5,343,710	£5,112,040	£4,983,333
60% LAR : 40% CIR	20%	£5,363,058	£4,802,742	£4,795,220	£4,779,821	£4,741,321	£4,510,321	£4,381,988
60% LAR : 40% CIR	25%	£4,729,857	£4,198,529	£4,191,027	£4,175,668	£4,137,268	£3,906,871	£3,778,871
60% LAR : 40% CIR	**30%**	**£4,095,016**	**£3,592,688**	**£3,585,203**	**£3,569,879**	**£3,531,568**	**£3,301,704**	**£3,174,003**
60% LAR : 40% CIR	35%	£3,458,551	£2,985,233	£2,977,763	£2,962,469	£2,924,236	£2,694,839	£2,567,395
60% LAR : 40% CIR	40%	£2,820,475	£2,376,179	£2,368,721	£2,353,455	£2,315,289	£2,086,291	£1,959,069
60% LAR : 40% CIR	45%	£2,180,807	£1,765,543	£1,758,095	£1,742,851	£1,704,740	£1,476,075	£1,349,038
60% LAR : 40% CIR	50%	£1,539,563	£1,153,340	£1,145,900	£1,130,674	£1,092,607	£864,209	£737,321

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,514,492	£7,838,334	£7,830,711	£7,815,104	£7,776,087	£7,541,983	£7,411,925
60% LAR : 40% CIR	5%	£7,888,008	£7,240,793	£7,233,200	£7,217,651	£7,178,781	£6,945,558	£6,815,991
60% LAR : 40% CIR	10%	£7,259,820	£6,641,560	£6,633,993	£6,618,499	£6,579,764	£6,347,353	£6,218,236
60% LAR : 40% CIR	15%	£6,629,947	£6,040,652	£6,033,110	£6,017,665	£5,979,054	£5,747,383	£5,618,676
60% LAR : 40% CIR	20%	£5,998,401	£5,438,085	£5,430,563	£5,415,164	£5,376,664	£5,145,664	£5,017,331
60% LAR : 40% CIR	25%	£5,365,200	£4,833,872	£4,826,370	£4,811,011	£4,772,611	£4,542,214	£4,414,215
60% LAR : 40% CIR	**30%**	**£4,730,359**	**£4,228,031**	**£4,220,546**	**£4,205,222**	**£4,166,911**	**£3,937,047**	**£3,809,346**
60% LAR : 40% CIR	35%	£4,093,894	£3,620,576	£3,613,106	£3,597,812	£3,559,580	£3,330,182	£3,202,738
60% LAR : 40% CIR	40%	£3,455,819	£3,011,522	£3,004,065	£2,988,798	£2,950,632	£2,721,634	£2,594,412
60% LAR : 40% CIR	45%	£2,816,151	£2,400,887	£2,393,439	£2,378,194	£2,340,083	£2,111,418	£1,984,381
60% LAR : 40% CIR	50%	£2,174,906	£1,788,683	£1,781,244	£1,766,017	£1,727,950	£1,499,552	£1,372,664

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,265,528	£8,589,369	£8,581,747	£8,566,140	£8,527,123	£8,293,019	£8,162,961
60% LAR : 40% CIR	5%	£8,639,043	£7,991,829	£7,984,235	£7,968,687	£7,929,816	£7,696,594	£7,567,027
60% LAR : 40% CIR	10%	£8,010,856	£7,392,596	£7,385,029	£7,369,535	£7,330,800	£7,098,389	£6,969,272
60% LAR : 40% CIR	15%	£7,380,983	£6,791,688	£6,784,146	£6,768,701	£6,730,089	£6,498,419	£6,369,712
60% LAR : 40% CIR	20%	£6,749,437	£6,189,121	£6,181,599	£6,166,200	£6,127,700	£5,896,700	£5,768,367
60% LAR : 40% CIR	25%	£6,116,236	£5,584,908	£5,577,406	£5,562,047	£5,523,646	£5,293,250	£5,165,250
60% LAR : 40% CIR	**30%**	**£5,481,395**	**£4,979,067**	**£4,971,582**	**£4,956,258**	**£4,917,947**	**£4,688,083**	**£4,560,382**
60% LAR : 40% CIR	35%	£4,844,930	£4,371,612	£4,364,142	£4,348,848	£4,310,615	£4,081,218	£3,953,774
60% LAR : 40% CIR	40%	£4,206,854	£3,762,558	£3,755,100	£3,739,834	£3,701,668	£3,472,670	£3,345,448
60% LAR : 40% CIR	45%	£3,567,186	£3,151,922	£3,144,474	£3,129,230	£3,091,119	£2,862,454	£2,735,417
60% LAR : 40% CIR	50%	£2,925,941	£2,539,719	£2,532,279	£2,517,053	£2,478,986	£2,250,588	£2,123,700

LB Camden
Local Plan Viability Testing 2025

Resi 7 - 18 Flats	
Value Area	**Zone A - Medium Central Zone**

No Units	**18**
Site Area	**0.04 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£12,958,548	£12,235,822	£12,228,199	£12,212,592	£12,173,575	£11,939,471	£11,809,413
60% LAR : 40% CIR	5%	£12,186,446	£11,494,991	£11,487,398	£11,471,850	£11,432,979	£11,199,757	£11,070,190
60% LAR : 40% CIR	10%	£11,412,642	£10,752,470	£10,744,903	£10,729,409	£10,690,674	£10,458,263	£10,329,145
60% LAR : 40% CIR	15%	£10,637,151	£10,008,273	£10,000,730	£9,985,286	£9,946,674	£9,715,003	£9,586,298
60% LAR : 40% CIR	20%	£9,859,988	£9,262,415	£9,254,895	£9,239,495	£9,200,995	£8,969,996	£8,841,662
60% LAR : 40% CIR	25%	£9,081,169	£8,514,914	£8,507,412	£8,492,053	£8,453,653	£8,223,256	£8,095,257
60% LAR : 40% CIR	**30%**	**£8,300,711**	**£7,765,784**	**£7,758,299**	**£7,742,975**	**£7,704,664**	**£7,474,800**	**£7,347,099**
60% LAR : 40% CIR	35%	£7,518,628	£7,015,039	£7,007,569	£6,992,276	£6,954,043	£6,724,646	£6,597,203
60% LAR : 40% CIR	40%	£6,734,935	£6,262,697	£6,255,239	£6,239,973	£6,201,807	£5,972,808	£5,845,587
60% LAR : 40% CIR	45%	£5,949,649	£5,508,772	£5,501,325	£5,486,080	£5,447,969	£5,219,303	£5,092,267
60% LAR : 40% CIR	50%	£5,162,786	£4,753,280	£4,745,840	£4,730,613	£4,692,547	£4,464,149	£4,337,260

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,258,165	£8,535,439	£8,527,816	£8,512,209	£8,473,192	£8,239,088	£8,109,030
60% LAR : 40% CIR	5%	£8,486,063	£7,794,608	£7,787,015	£7,771,466	£7,732,596	£7,499,374	£7,369,806
60% LAR : 40% CIR	10%	£7,712,259	£7,052,086	£7,044,520	£7,029,026	£6,990,291	£6,757,879	£6,628,762
60% LAR : 40% CIR	15%	£6,936,767	£6,307,890	£6,300,347	£6,284,902	£6,246,291	£6,014,620	£5,885,914
60% LAR : 40% CIR	20%	£6,159,605	£5,562,032	£5,554,512	£5,539,112	£5,500,612	£5,269,612	£5,141,279
60% LAR : 40% CIR	25%	£5,380,786	£4,814,531	£4,807,029	£4,791,670	£4,753,270	£4,522,873	£4,394,874
60% LAR : 40% CIR	**30%**	**£4,600,328**	**£4,065,401**	**£4,057,916**	**£4,042,592**	**£4,004,281**	**£3,774,417**	**£3,646,716**
60% LAR : 40% CIR	35%	£3,818,244	£3,314,656	£3,307,186	£3,291,893	£3,253,660	£3,024,263	£2,896,820
60% LAR : 40% CIR	40%	£3,034,552	£2,562,314	£2,554,856	£2,539,590	£2,501,424	£2,272,425	£2,145,204
60% LAR : 40% CIR	45%	£2,249,266	£1,808,388	£1,800,941	£1,785,697	£1,747,586	£1,518,920	£1,391,884
60% LAR : 40% CIR	50%	£1,462,403	£1,052,897	£1,045,457	£1,030,230	£992,163	£763,766	£636,877

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,791,500	£10,068,773	£10,061,151	£10,045,543	£10,006,526	£9,772,423	£9,642,365
60% LAR : 40% CIR	5%	£10,019,398	£9,327,943	£9,320,350	£9,304,801	£9,265,931	£9,032,708	£8,903,141
60% LAR : 40% CIR	10%	£9,245,594	£8,585,421	£8,577,854	£8,562,361	£8,523,625	£8,291,214	£8,162,096
60% LAR : 40% CIR	15%	£8,470,102	£7,841,225	£7,833,682	£7,818,237	£7,779,625	£7,547,955	£7,419,249
60% LAR : 40% CIR	20%	£7,692,939	£7,095,367	£7,087,846	£7,072,447	£7,033,947	£6,802,947	£6,674,614
60% LAR : 40% CIR	25%	£6,914,120	£6,347,866	£6,340,364	£6,325,004	£6,286,605	£6,056,207	£5,928,209
60% LAR : 40% CIR	**30%**	**£6,133,662**	**£5,598,735**	**£5,591,251**	**£5,575,926**	**£5,537,616**	**£5,307,752**	**£5,180,051**
60% LAR : 40% CIR	35%	£5,351,579	£4,847,991	£4,840,521	£4,825,228	£4,786,994	£4,557,598	£4,430,154
60% LAR : 40% CIR	40%	£4,567,887	£4,095,649	£4,088,191	£4,072,924	£4,034,758	£3,805,760	£3,678,539
60% LAR : 40% CIR	45%	£3,782,601	£3,341,723	£3,334,276	£3,319,031	£3,280,921	£3,052,255	£2,925,219
60% LAR : 40% CIR	50%	£2,995,738	£2,586,231	£2,578,791	£2,563,565	£2,525,498	£2,297,101	£2,170,212

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,426,843	£10,704,117	£10,696,494	£10,680,886	£10,641,869	£10,407,766	£10,277,708
60% LAR : 40% CIR	5%	£10,654,741	£9,963,286	£9,955,693	£9,940,144	£9,901,274	£9,668,052	£9,538,484
60% LAR : 40% CIR	10%	£9,880,937	£9,220,764	£9,213,198	£9,197,704	£9,158,969	£8,926,557	£8,797,439
60% LAR : 40% CIR	15%	£9,105,445	£8,476,568	£8,469,025	£8,453,580	£8,414,968	£8,183,298	£8,054,592
60% LAR : 40% CIR	20%	£8,328,283	£7,730,710	£7,723,189	£7,707,790	£7,669,290	£7,438,290	£7,309,957
60% LAR : 40% CIR	25%	£7,549,463	£6,983,209	£6,975,707	£6,960,347	£6,921,948	£6,691,551	£6,563,552
60% LAR : 40% CIR	**30%**	**£6,769,005**	**£6,234,079**	**£6,226,594**	**£6,211,270**	**£6,172,959**	**£5,943,095**	**£5,815,394**
60% LAR : 40% CIR	35%	£5,986,922	£5,483,334	£5,475,864	£5,460,571	£5,422,338	£5,192,941	£5,065,498
60% LAR : 40% CIR	40%	£5,203,230	£4,730,992	£4,723,534	£4,708,267	£4,670,101	£4,441,103	£4,313,882
60% LAR : 40% CIR	45%	£4,417,944	£3,977,066	£3,969,619	£3,954,375	£3,916,264	£3,687,598	£3,560,562
60% LAR : 40% CIR	50%	£3,631,081	£3,221,574	£3,214,135	£3,198,908	£3,160,841	£2,932,444	£2,805,555

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,177,879	£11,455,152	£11,447,530	£11,431,922	£11,392,905	£11,158,802	£11,028,744
60% LAR : 40% CIR	5%	£11,405,777	£10,714,322	£10,706,729	£10,691,180	£10,652,310	£10,419,087	£10,289,520
60% LAR : 40% CIR	10%	£10,631,973	£9,971,800	£9,964,233	£9,948,740	£9,910,004	£9,677,593	£9,548,475
60% LAR : 40% CIR	15%	£9,856,481	£9,227,604	£9,220,061	£9,204,616	£9,166,004	£8,934,334	£8,805,628
60% LAR : 40% CIR	20%	£9,079,318	£8,481,746	£8,474,225	£8,458,826	£8,420,326	£8,189,326	£8,060,993
60% LAR : 40% CIR	25%	£8,300,499	£7,734,245	£7,726,743	£7,711,383	£7,672,984	£7,442,586	£7,314,588
60% LAR : 40% CIR	**30%**	**£7,520,041**	**£6,985,114**	**£6,977,630**	**£6,962,305**	**£6,923,995**	**£6,694,131**	**£6,566,429**
60% LAR : 40% CIR	35%	£6,737,958	£6,234,370	£6,226,900	£6,211,607	£6,173,373	£5,943,977	£5,816,533
60% LAR : 40% CIR	40%	£5,954,266	£5,482,027	£5,474,570	£5,459,303	£5,421,137	£5,192,139	£5,064,917
60% LAR : 40% CIR	45%	£5,168,980	£4,728,102	£4,720,655	£4,705,410	£4,667,300	£4,438,634	£4,311,598
60% LAR : 40% CIR	50%	£4,382,117	£3,972,610	£3,965,170	£3,949,944	£3,911,877	£3,683,480	£3,556,591

LB Camden
Local Plan Viability Testing 2025

Resi 7 - 18 Flats		Value Area	Zone A - Higher Central Zone

No Units	18
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£14,622,749	£13,873,412	£13,865,789	£13,850,183	£13,811,165	£13,577,061	£13,447,003
60% LAR : 40% CIR	5%	£13,767,438	£13,050,702	£13,043,108	£13,027,560	£12,988,689	£12,755,468	£12,625,900
60% LAR : 40% CIR	10%	£12,910,423	£12,226,300	£12,218,734	£12,203,240	£12,164,505	£11,932,093	£11,802,976
60% LAR : 40% CIR	15%	£12,051,721	£11,400,224	£11,392,681	£11,377,237	£11,338,625	£11,106,954	£10,978,249
60% LAR : 40% CIR	20%	£11,191,349	£10,572,488	£10,564,967	£10,549,567	£10,511,067	£10,280,067	£10,151,735
60% LAR : 40% CIR	25%	£10,329,320	£9,743,107	£9,735,605	£9,720,246	£9,681,846	£9,451,448	£9,323,449
60% LAR : 40% CIR	**30%**	**£9,465,651**	**£8,912,096**	**£8,904,612**	**£8,889,287**	**£8,850,978**	**£8,621,114**	**£8,493,412**
60% LAR : 40% CIR	35%	£8,600,358	£8,079,473	£8,072,003	£8,056,709	£8,018,477	£7,789,079	£7,661,636
60% LAR : 40% CIR	40%	£7,733,455	£7,245,251	£7,237,794	£7,222,527	£7,184,360	£6,955,362	£6,828,140
60% LAR : 40% CIR	45%	£6,864,960	£6,409,447	£6,401,998	£6,386,755	£6,348,643	£6,119,978	£5,992,942
60% LAR : 40% CIR	50%	£5,994,887	£5,572,075	£5,564,635	£5,549,409	£5,511,342	£5,282,944	£5,156,056

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,922,366	£10,173,028	£10,165,406	£10,149,799	£10,110,781	£9,876,678	£9,746,620
60% LAR : 40% CIR	5%	£10,067,054	£9,350,319	£9,342,725	£9,327,177	£9,288,306	£9,055,085	£8,925,517
60% LAR : 40% CIR	10%	£9,210,040	£8,525,917	£8,518,350	£8,502,857	£8,464,122	£8,231,710	£8,102,593
60% LAR : 40% CIR	15%	£8,351,338	£7,699,841	£7,692,298	£7,676,854	£7,638,242	£7,406,571	£7,277,866
60% LAR : 40% CIR	20%	£7,490,965	£6,872,105	£6,864,584	£6,849,184	£6,810,684	£6,579,684	£6,451,352
60% LAR : 40% CIR	25%	£6,628,937	£6,042,724	£6,035,222	£6,019,863	£5,981,462	£5,751,065	£5,623,066
60% LAR : 40% CIR	**30%**	**£5,765,268**	**£5,211,713**	**£5,204,229**	**£5,188,904**	**£5,150,594**	**£4,920,731**	**£4,793,028**
60% LAR : 40% CIR	35%	£4,899,975	£4,379,090	£4,371,620	£4,356,326	£4,318,094	£4,088,696	£3,961,253
60% LAR : 40% CIR	40%	£4,033,072	£3,544,868	£3,537,411	£3,522,144	£3,483,977	£3,254,979	£3,127,757
60% LAR : 40% CIR	45%	£3,164,577	£2,709,063	£2,701,615	£2,686,372	£2,648,260	£2,419,595	£2,292,559
60% LAR : 40% CIR	50%	£2,294,504	£1,871,692	£1,864,252	£1,849,026	£1,810,959	£1,582,560	£1,455,673

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,455,701	£11,706,363	£11,698,741	£11,683,134	£11,644,116	£11,410,013	£11,279,955
60% LAR : 40% CIR	5%	£11,600,389	£10,883,653	£10,876,060	£10,860,511	£10,821,641	£10,588,420	£10,458,851
60% LAR : 40% CIR	10%	£10,743,374	£10,059,252	£10,051,685	£10,036,192	£9,997,456	£9,765,045	£9,635,928
60% LAR : 40% CIR	15%	£9,884,673	£9,233,176	£9,225,633	£9,210,188	£9,171,576	£8,939,906	£8,811,200
60% LAR : 40% CIR	20%	£9,024,300	£8,405,440	£8,397,919	£8,382,518	£8,344,018	£8,113,019	£7,984,686
60% LAR : 40% CIR	25%	£8,162,272	£7,576,059	£7,568,557	£7,553,197	£7,514,797	£7,284,400	£7,156,401
60% LAR : 40% CIR	**30%**	**£7,298,603**	**£6,745,048**	**£6,737,563**	**£6,722,239**	**£6,683,929**	**£6,454,065**	**£6,326,363**
60% LAR : 40% CIR	35%	£6,433,309	£5,912,425	£5,904,955	£5,889,661	£5,851,428	£5,622,031	£5,494,587
60% LAR : 40% CIR	40%	£5,566,407	£5,078,203	£5,070,745	£5,055,479	£5,017,312	£4,788,314	£4,661,092
60% LAR : 40% CIR	45%	£4,697,912	£4,242,398	£4,234,950	£4,219,706	£4,181,595	£3,952,930	£3,825,894
60% LAR : 40% CIR	50%	£3,827,838	£3,405,027	£3,397,587	£3,382,360	£3,344,294	£3,115,895	£2,989,007

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,091,044	£12,341,706	£12,334,084	£12,318,477	£12,279,459	£12,045,356	£11,915,298
60% LAR : 40% CIR	5%	£12,235,732	£11,518,996	£11,511,403	£11,495,855	£11,456,984	£11,223,763	£11,094,195
60% LAR : 40% CIR	10%	£11,378,718	£10,694,595	£10,687,028	£10,671,535	£10,632,799	£10,400,388	£10,271,271
60% LAR : 40% CIR	15%	£10,520,016	£9,868,519	£9,860,976	£9,845,532	£9,806,920	£9,575,249	£9,446,544
60% LAR : 40% CIR	20%	£9,659,643	£9,040,783	£9,033,262	£9,017,862	£8,979,362	£8,748,362	£8,620,030
60% LAR : 40% CIR	25%	£8,797,615	£8,211,402	£8,203,900	£8,188,541	£8,150,140	£7,919,743	£7,791,744
60% LAR : 40% CIR	**30%**	**£7,933,946**	**£7,380,391**	**£7,372,906**	**£7,357,582**	**£7,319,272**	**£7,089,409**	**£6,961,706**
60% LAR : 40% CIR	35%	£7,068,652	£6,547,768	£6,540,298	£6,525,004	£6,486,772	£6,257,374	£6,129,931
60% LAR : 40% CIR	40%	£6,201,750	£5,713,546	£5,706,088	£5,690,822	£5,652,655	£5,423,657	£5,296,435
60% LAR : 40% CIR	45%	£5,333,255	£4,877,741	£4,870,293	£4,855,050	£4,816,938	£4,588,273	£4,461,237
60% LAR : 40% CIR	50%	£4,463,182	£4,040,370	£4,032,930	£4,017,704	£3,979,637	£3,751,238	£3,624,350

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,842,080	£13,092,742	£13,085,120	£13,069,513	£13,030,495	£12,796,392	£12,666,334
60% LAR : 40% CIR	5%	£12,986,768	£12,270,032	£12,262,439	£12,246,890	£12,208,020	£11,974,799	£11,845,230
60% LAR : 40% CIR	10%	£12,129,753	£11,445,631	£11,438,064	£11,422,571	£11,383,835	£11,151,424	£11,022,307
60% LAR : 40% CIR	15%	£11,271,052	£10,619,555	£10,612,012	£10,596,567	£10,557,955	£10,326,285	£10,197,579
60% LAR : 40% CIR	20%	£10,410,679	£9,791,819	£9,784,298	£9,768,897	£9,730,397	£9,499,398	£9,371,065
60% LAR : 40% CIR	25%	£9,548,651	£8,962,438	£8,954,936	£8,939,576	£8,901,176	£8,670,779	£8,542,780
60% LAR : 40% CIR	**30%**	**£8,684,982**	**£8,131,427**	**£8,123,942**	**£8,108,618**	**£8,070,308**	**£7,840,444**	**£7,712,742**
60% LAR : 40% CIR	35%	£7,819,688	£7,298,804	£7,291,334	£7,276,040	£7,237,807	£7,008,410	£6,880,966
60% LAR : 40% CIR	40%	£6,952,786	£6,464,582	£6,457,124	£6,441,858	£6,403,691	£6,174,692	£6,047,471
60% LAR : 40% CIR	45%	£6,084,291	£5,628,777	£5,621,329	£5,606,085	£5,567,974	£5,339,309	£5,212,273
60% LAR : 40% CIR	50%	£5,214,217	£4,791,406	£4,783,966	£4,768,739	£4,730,673	£4,502,274	£4,375,386

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats	

Value Area	Zone A - Zone 1 and Eastern Central Zone

No Units	20
Site Area	0.1 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,078,221	£7,358,322	£7,349,853	£7,332,493	£7,289,097	£7,028,714	£6,884,058
60% LAR : 40% CIR	5%	£7,523,404	£6,834,804	£6,826,367	£6,809,077	£6,765,852	£6,506,504	£6,362,421
60% LAR : 40% CIR	10%	£6,966,622	£6,309,335	£6,300,928	£6,283,702	£6,240,636	£5,982,240	£5,838,688
60% LAR : 40% CIR	15%	£6,407,892	£5,781,933	£5,773,553	£5,756,384	£5,713,465	£5,455,947	£5,312,881
60% LAR : 40% CIR	20%	£5,847,236	£5,252,618	£5,244,261	£5,227,146	£5,184,359	£4,927,640	£4,785,018
60% LAR : 40% CIR	25%	£5,284,671	£4,721,407	£4,713,071	£4,696,005	£4,653,338	£4,397,341	£4,255,121
60% LAR : 40% CIR	30%	£4,720,217	£4,188,319	£4,180,003	£4,162,980	£4,120,421	£3,865,071	£3,723,210
60% LAR : 40% CIR	35%	£4,153,892	£3,653,377	£3,645,076	£3,628,091	£3,585,628	£3,330,849	£3,189,305
60% LAR : 40% CIR	40%	£3,585,717	£3,116,595	£3,108,309	£3,091,356	£3,048,977	£2,794,694	£2,653,426
60% LAR : 40% CIR	45%	£3,015,711	£2,577,996	£2,569,720	£2,552,796	£2,510,486	£2,256,628	£2,115,596
60% LAR : 40% CIR	50%	£2,443,891	£2,037,596	£2,029,329	£2,012,428	£1,970,177	£1,716,670	£1,575,833

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,686,679	-£2,406,578	-£2,415,047	-£2,432,407	-£2,475,803	-£2,736,186	-£2,880,842
60% LAR : 40% CIR	5%	-£2,241,496	-£2,930,096	-£2,938,533	-£2,955,823	-£2,999,048	-£3,258,396	-£3,402,479
60% LAR : 40% CIR	10%	-£2,798,278	-£3,455,565	-£3,463,972	-£3,481,198	-£3,524,264	-£3,782,660	-£3,926,212
60% LAR : 40% CIR	15%	-£3,357,008	-£3,982,967	-£3,991,347	-£4,008,516	-£4,051,435	-£4,308,953	-£4,452,019
60% LAR : 40% CIR	20%	-£3,917,664	-£4,512,282	-£4,520,639	-£4,537,754	-£4,580,541	-£4,837,260	-£4,979,882
60% LAR : 40% CIR	25%	-£4,480,229	-£5,043,493	-£5,051,829	-£5,068,895	-£5,111,562	-£5,367,559	-£5,509,779
60% LAR : 40% CIR	30%	-£5,044,683	-£5,576,581	-£5,584,897	-£5,601,920	-£5,644,479	-£5,899,829	-£6,041,690
60% LAR : 40% CIR	35%	-£5,611,008	-£6,111,523	-£6,119,824	-£6,136,809	-£6,179,272	-£6,434,051	-£6,575,595
60% LAR : 40% CIR	40%	-£6,179,183	-£6,648,305	-£6,656,591	-£6,673,544	-£6,715,923	-£6,970,206	-£7,111,474
60% LAR : 40% CIR	45%	-£6,749,189	-£7,186,904	-£7,195,180	-£7,212,104	-£7,254,414	-£7,508,272	-£7,649,304
60% LAR : 40% CIR	50%	-£7,321,009	-£7,727,304	-£7,735,571	-£7,752,472	-£7,794,723	-£8,048,230	-£8,189,067

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,359,621	£1,639,722	£1,631,253	£1,613,893	£1,570,497	£1,310,114	£1,165,458
60% LAR : 40% CIR	5%	£1,804,804	£1,116,204	£1,107,767	£1,090,477	£1,047,252	£787,904	£643,821
60% LAR : 40% CIR	10%	£1,248,022	£590,735	£582,328	£565,102	£522,036	£263,640	£120,088
60% LAR : 40% CIR	15%	£689,292	£63,333	£54,953	£37,784	-£5,135	-£262,653	-£405,719
60% LAR : 40% CIR	20%	£128,636	-£465,982	-£474,339	-£491,454	-£534,241	-£790,960	-£933,582
60% LAR : 40% CIR	25%	-£433,929	-£997,193	-£1,005,529	-£1,022,595	-£1,065,262	-£1,321,259	-£1,463,479
60% LAR : 40% CIR	30%	-£998,383	-£1,530,281	-£1,538,597	-£1,555,620	-£1,598,179	-£1,853,529	-£1,995,390
60% LAR : 40% CIR	35%	-£1,564,708	-£2,065,223	-£2,073,524	-£2,090,509	-£2,132,972	-£2,387,751	-£2,529,295
60% LAR : 40% CIR	40%	-£2,132,883	-£2,602,005	-£2,610,291	-£2,627,244	-£2,669,623	-£2,923,906	-£3,065,174
60% LAR : 40% CIR	45%	-£2,702,889	-£3,140,604	-£3,148,880	-£3,165,804	-£3,208,114	-£3,461,972	-£3,603,004
60% LAR : 40% CIR	50%	-£3,274,709	-£3,681,004	-£3,689,271	-£3,706,172	-£3,748,423	-£4,001,930	-£4,142,767

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,036,221	£3,316,322	£3,307,853	£3,290,493	£3,247,097	£2,986,714	£2,842,058
60% LAR : 40% CIR	5%	£3,481,404	£2,792,804	£2,784,367	£2,767,077	£2,723,852	£2,464,504	£2,320,421
60% LAR : 40% CIR	10%	£2,924,622	£2,267,335	£2,258,928	£2,241,702	£2,198,636	£1,940,240	£1,796,688
60% LAR : 40% CIR	15%	£2,365,892	£1,739,933	£1,731,553	£1,714,384	£1,671,465	£1,413,947	£1,270,881
60% LAR : 40% CIR	20%	£1,805,236	£1,210,618	£1,202,261	£1,185,146	£1,142,359	£885,640	£743,018
60% LAR : 40% CIR	25%	£1,242,671	£679,407	£671,071	£654,005	£611,338	£355,341	£213,121
60% LAR : 40% CIR	30%	£678,217	£146,319	£138,003	£120,980	£78,421	-£176,929	-£318,790
60% LAR : 40% CIR	35%	£111,892	-£388,623	-£396,924	-£413,909	-£456,372	-£711,151	-£852,695
60% LAR : 40% CIR	40%	-£456,283	-£925,405	-£933,691	-£950,644	-£993,023	-£1,247,306	-£1,388,574
60% LAR : 40% CIR	45%	-£1,026,289	-£1,464,004	-£1,472,280	-£1,489,204	-£1,531,514	-£1,785,372	-£1,926,404
60% LAR : 40% CIR	50%	-£1,598,109	-£2,004,404	-£2,012,671	-£2,029,572	-£2,071,823	-£2,325,330	-£2,466,167

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,018,121	£5,298,222	£5,289,753	£5,272,393	£5,228,997	£4,968,614	£4,823,958
60% LAR : 40% CIR	5%	£5,463,304	£4,774,704	£4,766,267	£4,748,977	£4,705,752	£4,446,404	£4,302,321
60% LAR : 40% CIR	10%	£4,906,522	£4,249,235	£4,240,828	£4,223,602	£4,180,536	£3,922,140	£3,778,588
60% LAR : 40% CIR	15%	£4,347,792	£3,721,833	£3,713,453	£3,696,284	£3,653,365	£3,395,847	£3,252,781
60% LAR : 40% CIR	20%	£3,787,136	£3,192,518	£3,184,161	£3,167,046	£3,124,259	£2,867,540	£2,724,918
60% LAR : 40% CIR	25%	£3,224,571	£2,661,307	£2,652,971	£2,635,905	£2,593,238	£2,337,241	£2,195,021
60% LAR : 40% CIR	30%	£2,660,117	£2,128,219	£2,119,903	£2,102,880	£2,060,321	£1,804,971	£1,663,110
60% LAR : 40% CIR	35%	£2,093,792	£1,593,277	£1,584,976	£1,567,991	£1,525,528	£1,270,749	£1,129,205
60% LAR : 40% CIR	40%	£1,525,617	£1,056,495	£1,048,209	£1,031,256	£988,877	£734,594	£593,326
60% LAR : 40% CIR	45%	£955,611	£517,896	£509,620	£492,696	£450,386	£196,528	£55,496
60% LAR : 40% CIR	50%	£383,791	-£22,504	-£30,771	-£47,672	-£89,923	-£343,430	-£484,267

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		**Value Area**	**Zone A - Kings Cross Lower**

No Units	**20**
Site Area	**0.1 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£8,078,221	£7,358,322	£7,349,853	£7,332,493	£7,289,097	£7,028,714	£6,884,058
60% LAR : 40% CIR	5%	£7,523,404	£6,834,804	£6,826,367	£6,809,077	£6,765,852	£6,506,504	£6,362,421
60% LAR : 40% CIR	10%	£6,966,622	£6,309,335	£6,300,928	£6,283,702	£6,240,636	£5,982,240	£5,838,688
60% LAR : 40% CIR	15%	£6,407,892	£5,781,933	£5,773,553	£5,756,384	£5,713,465	£5,455,947	£5,312,881
60% LAR : 40% CIR	20%	£5,847,236	£5,252,618	£5,244,261	£5,227,146	£5,184,359	£4,927,640	£4,785,018
60% LAR : 40% CIR	25%	£5,284,671	£4,721,407	£4,713,071	£4,696,005	£4,653,338	£4,397,341	£4,255,121
60% LAR : 40% CIR	30%	£4,720,217	£4,188,319	£4,180,003	£4,162,980	£4,120,421	£3,865,071	£3,723,210
60% LAR : 40% CIR	35%	£4,153,892	£3,653,377	£3,645,076	£3,628,091	£3,585,628	£3,330,849	£3,189,305
60% LAR : 40% CIR	40%	£3,585,717	£3,116,595	£3,108,309	£3,091,356	£3,048,977	£2,794,694	£2,653,426
60% LAR : 40% CIR	45%	£3,015,711	£2,577,996	£2,569,720	£2,552,796	£2,510,486	£2,256,628	£2,115,596
60% LAR : 40% CIR	50%	£2,443,891	£2,037,596	£2,029,329	£2,012,428	£1,970,177	£1,716,670	£1,575,833

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,686,679	-£2,406,578	-£2,415,047	-£2,432,407	-£2,475,803	-£2,736,186	-£2,880,842
60% LAR : 40% CIR	5%	-£2,241,496	-£2,930,096	-£2,938,533	-£2,955,823	-£2,999,048	-£3,258,396	-£3,402,479
60% LAR : 40% CIR	10%	-£2,798,278	-£3,455,565	-£3,463,972	-£3,481,198	-£3,524,264	-£3,782,660	-£3,926,212
60% LAR : 40% CIR	15%	-£3,357,008	-£3,982,967	-£3,991,347	-£4,008,516	-£4,051,435	-£4,308,953	-£4,452,019
60% LAR : 40% CIR	20%	-£3,917,664	-£4,512,282	-£4,520,639	-£4,537,754	-£4,580,541	-£4,837,260	-£4,979,882
60% LAR : 40% CIR	25%	-£4,480,229	-£5,043,493	-£5,051,829	-£5,068,895	-£5,111,562	-£5,367,559	-£5,509,779
60% LAR : 40% CIR	30%	-£5,044,683	-£5,576,581	-£5,584,897	-£5,601,920	-£5,644,479	-£5,899,829	-£6,041,690
60% LAR : 40% CIR	35%	-£5,611,008	-£6,111,523	-£6,119,824	-£6,136,809	-£6,179,272	-£6,434,051	-£6,575,595
60% LAR : 40% CIR	40%	-£6,179,183	-£6,648,305	-£6,656,591	-£6,673,544	-£6,715,923	-£6,970,206	-£7,111,474
60% LAR : 40% CIR	45%	-£6,749,189	-£7,186,904	-£7,195,180	-£7,212,104	-£7,254,414	-£7,508,272	-£7,649,304
60% LAR : 40% CIR	50%	-£7,321,009	-£7,727,304	-£7,735,571	-£7,752,472	-£7,794,723	-£8,048,230	-£8,189,067

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,359,621	£1,639,722	£1,631,253	£1,613,893	£1,570,497	£1,310,114	£1,165,458
60% LAR : 40% CIR	5%	£1,804,804	£1,116,204	£1,107,767	£1,090,477	£1,047,252	£787,904	£643,821
60% LAR : 40% CIR	10%	£1,248,022	£590,735	£582,328	£565,102	£522,036	£263,640	£120,088
60% LAR : 40% CIR	15%	£689,292	£63,333	£54,953	£37,784	-£5,135	-£262,653	-£405,719
60% LAR : 40% CIR	20%	£128,636	-£465,982	-£474,339	-£491,454	-£534,241	-£790,960	-£933,582
60% LAR : 40% CIR	25%	-£433,929	-£997,193	-£1,005,529	-£1,022,595	-£1,065,262	-£1,321,259	-£1,463,479
60% LAR : 40% CIR	30%	-£998,383	-£1,530,281	-£1,538,597	-£1,555,620	-£1,598,179	-£1,853,529	-£1,995,390
60% LAR : 40% CIR	35%	-£1,564,708	-£2,065,223	-£2,073,524	-£2,090,509	-£2,132,972	-£2,387,751	-£2,529,295
60% LAR : 40% CIR	40%	-£2,132,883	-£2,602,005	-£2,610,291	-£2,627,244	-£2,669,623	-£2,923,906	-£3,065,174
60% LAR : 40% CIR	45%	-£2,702,889	-£3,140,604	-£3,148,880	-£3,165,804	-£3,208,114	-£3,461,972	-£3,603,004
60% LAR : 40% CIR	50%	-£3,274,709	-£3,681,004	-£3,689,271	-£3,706,172	-£3,748,423	-£4,001,930	-£4,142,767

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,036,221	£3,316,322	£3,307,853	£3,290,493	£3,247,097	£2,986,714	£2,842,058
60% LAR : 40% CIR	5%	£3,481,404	£2,792,804	£2,784,367	£2,767,077	£2,723,852	£2,464,504	£2,320,421
60% LAR : 40% CIR	10%	£2,924,622	£2,267,335	£2,258,928	£2,241,702	£2,198,636	£1,940,240	£1,796,688
60% LAR : 40% CIR	15%	£2,365,892	£1,739,933	£1,731,553	£1,714,384	£1,671,465	£1,413,947	£1,270,881
60% LAR : 40% CIR	20%	£1,805,236	£1,210,618	£1,202,261	£1,185,146	£1,142,359	£885,640	£743,018
60% LAR : 40% CIR	25%	£1,242,671	£679,407	£671,071	£654,005	£611,338	£355,341	£213,121
60% LAR : 40% CIR	30%	£678,217	£146,319	£138,003	£120,980	£78,421	-£176,929	-£318,790
60% LAR : 40% CIR	35%	£111,892	-£388,623	-£396,924	-£413,909	-£456,372	-£711,151	-£852,695
60% LAR : 40% CIR	40%	-£456,283	-£925,405	-£933,691	-£950,644	-£993,023	-£1,247,306	-£1,388,574
60% LAR : 40% CIR	45%	-£1,026,289	-£1,464,004	-£1,472,280	-£1,489,204	-£1,531,514	-£1,785,372	-£1,926,404
60% LAR : 40% CIR	50%	-£1,598,109	-£2,004,404	-£2,012,671	-£2,029,572	-£2,071,823	-£2,325,330	-£2,466,167

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,018,121	£5,298,222	£5,289,753	£5,272,393	£5,228,997	£4,968,614	£4,823,958
60% LAR : 40% CIR	5%	£5,463,304	£4,774,704	£4,766,267	£4,748,977	£4,705,752	£4,446,404	£4,302,321
60% LAR : 40% CIR	10%	£4,906,522	£4,249,235	£4,240,828	£4,223,602	£4,180,536	£3,922,140	£3,778,588
60% LAR : 40% CIR	15%	£4,347,792	£3,721,833	£3,713,453	£3,696,284	£3,653,365	£3,395,847	£3,252,781
60% LAR : 40% CIR	20%	£3,787,136	£3,192,518	£3,184,161	£3,167,046	£3,124,259	£2,867,540	£2,724,918
60% LAR : 40% CIR	25%	£3,224,571	£2,661,307	£2,652,971	£2,635,905	£2,593,238	£2,337,241	£2,195,021
60% LAR : 40% CIR	30%	£2,660,117	£2,128,219	£2,119,903	£2,102,880	£2,060,321	£1,804,971	£1,663,110
60% LAR : 40% CIR	35%	£2,093,792	£1,593,277	£1,584,976	£1,567,991	£1,525,528	£1,270,749	£1,129,205
60% LAR : 40% CIR	40%	£1,525,617	£1,056,495	£1,048,209	£1,031,256	£988,877	£734,594	£593,326
60% LAR : 40% CIR	45%	£955,611	£517,896	£509,620	£492,696	£450,386	£196,528	£55,496
60% LAR : 40% CIR	50%	£383,791	-£22,504	-£30,771	-£47,672	-£89,923	-£343,430	-£484,267

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		Value Area	Zone A - Kings Cross Higher
No Units	20	Sales value inflation	Growth
Site Area	0.1 Ha	Build cost inflation	Growth
		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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£9,465,055	£8,722,980	£8,714,510	£8,697,152	£8,653,755	£8,393,373	£8,248,715
60% LAR : 40% CIR	5%	£8,840,897	£8,131,230	£8,122,793	£8,105,502	£8,062,278	£7,802,929	£7,658,846
60% LAR : 40% CIR	10%	£8,214,772	£7,537,528	£7,529,120	£7,511,894	£7,468,828	£7,210,434	£7,066,881
60% LAR : 40% CIR	15%	£7,586,702	£6,941,893	£6,933,511	£6,916,344	£6,873,425	£6,615,905	£6,472,840
60% LAR : 40% CIR	20%	£6,956,703	£6,344,344	£6,335,987	£6,318,872	£6,276,086	£6,019,367	£5,876,745
60% LAR : 40% CIR	25%	£6,324,796	£5,744,900	£5,736,565	£5,719,499	£5,676,833	£5,420,835	£5,278,614
60% LAR : 40% CIR	30%	£5,691,001	£5,143,580	£5,135,264	£5,118,241	£5,075,682	£4,820,332	£4,678,470
60% LAR : 40% CIR	35%	£5,055,335	£4,540,405	£4,532,104	£4,515,119	£4,472,656	£4,217,877	£4,076,332
60% LAR : 40% CIR	40%	£4,417,818	£3,935,391	£3,927,104	£3,910,152	£3,867,771	£3,613,489	£3,472,222
60% LAR : 40% CIR	45%	£3,778,470	£3,328,558	£3,320,282	£3,303,358	£3,261,048	£3,007,190	£2,866,158
60% LAR : 40% CIR	50%	£3,137,309	£2,719,926	£2,711,658	£2,694,758	£2,652,506	£2,398,999	£2,258,161

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£299,845	-£1,041,920	-£1,050,390	-£1,067,748	-£1,111,145	-£1,371,527	-£1,516,185
60% LAR : 40% CIR	5%	-£924,003	-£1,633,670	-£1,642,107	-£1,659,398	-£1,702,622	-£1,961,971	-£2,106,054
60% LAR : 40% CIR	10%	-£1,550,128	-£2,227,372	-£2,235,780	-£2,253,006	-£2,296,072	-£2,554,466	-£2,698,019
60% LAR : 40% CIR	15%	-£2,178,198	-£2,823,007	-£2,831,389	-£2,848,556	-£2,891,475	-£3,148,995	-£3,292,060
60% LAR : 40% CIR	20%	-£2,808,197	-£3,420,556	-£3,428,913	-£3,446,028	-£3,488,814	-£3,745,533	-£3,888,155
60% LAR : 40% CIR	25%	-£3,440,104	-£4,020,000	-£4,028,335	-£4,045,401	-£4,088,067	-£4,344,065	-£4,486,286
60% LAR : 40% CIR	30%	-£4,073,899	-£4,621,320	-£4,629,636	-£4,646,659	-£4,689,218	-£4,944,568	-£5,086,430
60% LAR : 40% CIR	35%	-£4,709,565	-£5,224,495	-£5,232,796	-£5,249,781	-£5,292,244	-£5,547,023	-£5,688,568
60% LAR : 40% CIR	40%	-£5,347,082	-£5,829,509	-£5,837,796	-£5,854,748	-£5,897,129	-£6,151,411	-£6,292,678
60% LAR : 40% CIR	45%	-£5,986,430	-£6,436,342	-£6,444,618	-£6,461,542	-£6,503,852	-£6,757,710	-£6,898,742
60% LAR : 40% CIR	50%	-£6,627,591	-£7,044,974	-£7,053,242	-£7,070,142	-£7,112,394	-£7,365,901	-£7,506,739

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,746,455	£3,004,380	£2,995,910	£2,978,552	£2,935,155	£2,674,773	£2,530,115
60% LAR : 40% CIR	5%	£3,122,297	£2,412,630	£2,404,193	£2,386,902	£2,343,678	£2,084,329	£1,940,246
60% LAR : 40% CIR	10%	£2,496,172	£1,818,928	£1,810,520	£1,793,294	£1,750,228	£1,491,834	£1,348,281
60% LAR : 40% CIR	15%	£1,868,102	£1,223,293	£1,214,911	£1,197,744	£1,154,825	£897,305	£754,240
60% LAR : 40% CIR	20%	£1,238,103	£625,744	£617,387	£600,272	£557,486	£300,767	£158,145
60% LAR : 40% CIR	25%	£606,196	£26,300	£17,965	£899	-£41,767	-£297,765	-£439,986
60% LAR : 40% CIR	30%	-£27,599	-£575,020	-£583,336	-£600,359	-£642,918	-£898,268	-£1,040,130
60% LAR : 40% CIR	35%	-£663,265	-£1,178,195	-£1,186,496	-£1,203,481	-£1,245,944	-£1,500,723	-£1,642,268
60% LAR : 40% CIR	40%	-£1,300,782	-£1,783,209	-£1,791,496	-£1,808,448	-£1,850,829	-£2,105,111	-£2,246,378
60% LAR : 40% CIR	45%	-£1,940,130	-£2,390,042	-£2,398,318	-£2,415,242	-£2,457,552	-£2,711,410	-£2,852,442
60% LAR : 40% CIR	50%	-£2,581,291	-£2,998,674	-£3,006,942	-£3,023,842	-£3,066,094	-£3,319,601	-£3,460,439

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,423,055	£4,680,980	£4,672,510	£4,655,152	£4,611,755	£4,351,373	£4,206,715
60% LAR : 40% CIR	5%	£4,798,897	£4,089,230	£4,080,793	£4,063,502	£4,020,278	£3,760,929	£3,616,846
60% LAR : 40% CIR	10%	£4,172,772	£3,495,528	£3,487,120	£3,469,894	£3,426,828	£3,168,434	£3,024,881
60% LAR : 40% CIR	15%	£3,544,702	£2,899,893	£2,891,511	£2,874,344	£2,831,425	£2,573,905	£2,430,840
60% LAR : 40% CIR	20%	£2,914,703	£2,302,344	£2,293,987	£2,276,872	£2,234,086	£1,977,367	£1,834,745
60% LAR : 40% CIR	25%	£2,282,796	£1,702,900	£1,694,565	£1,677,499	£1,634,833	£1,378,835	£1,236,614
60% LAR : 40% CIR	30%	£1,649,001	£1,101,580	£1,093,264	£1,076,241	£1,033,682	£778,332	£636,470
60% LAR : 40% CIR	35%	£1,013,335	£498,405	£490,104	£473,119	£430,656	£175,877	£34,332
60% LAR : 40% CIR	40%	£375,818	-£106,609	-£114,896	-£131,848	-£174,229	-£428,511	-£569,778
60% LAR : 40% CIR	45%	-£263,530	-£713,442	-£721,718	-£738,642	-£780,952	-£1,034,810	-£1,175,842
60% LAR : 40% CIR	50%	-£904,691	-£1,322,074	-£1,330,342	-£1,347,242	-£1,389,494	-£1,643,001	-£1,783,839

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,404,955	£6,662,880	£6,654,410	£6,637,052	£6,593,655	£6,333,273	£6,188,615
60% LAR : 40% CIR	5%	£6,780,797	£6,071,130	£6,062,693	£6,045,402	£6,002,178	£5,742,829	£5,598,746
60% LAR : 40% CIR	10%	£6,154,672	£5,477,428	£5,469,020	£5,451,794	£5,408,728	£5,150,334	£5,006,781
60% LAR : 40% CIR	15%	£5,526,602	£4,881,793	£4,873,411	£4,856,244	£4,813,325	£4,555,805	£4,412,740
60% LAR : 40% CIR	20%	£4,896,603	£4,284,244	£4,275,887	£4,258,772	£4,215,986	£3,959,267	£3,816,645
60% LAR : 40% CIR	25%	£4,264,696	£3,684,800	£3,676,465	£3,659,399	£3,616,733	£3,360,735	£3,218,514
60% LAR : 40% CIR	30%	£3,630,901	£3,083,480	£3,075,164	£3,058,141	£3,015,582	£2,760,232	£2,618,370
60% LAR : 40% CIR	35%	£2,995,235	£2,480,305	£2,472,004	£2,455,019	£2,412,556	£2,157,777	£2,016,232
60% LAR : 40% CIR	40%	£2,357,718	£1,875,291	£1,867,004	£1,850,052	£1,807,671	£1,553,389	£1,412,122
60% LAR : 40% CIR	45%	£1,718,370	£1,268,458	£1,260,182	£1,243,258	£1,200,948	£947,090	£806,058
60% LAR : 40% CIR	50%	£1,077,209	£659,826	£651,558	£634,658	£592,406	£338,899	£198,061

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		**Value Area**	**Zone A - Lower Cenral Zone**

No Units	**20**
Site Area	**0.1 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£10,851,889	£10,087,639	£10,079,169	£10,061,811	£10,018,413	£9,758,031	£9,613,374
60% LAR : 40% CIR	5%	£10,158,389	£9,427,655	£9,419,218	£9,401,928	£9,358,703	£9,099,355	£8,955,272
60% LAR : 40% CIR	10%	£9,462,923	£8,765,720	£8,757,312	£8,740,086	£8,697,020	£8,438,626	£8,295,073
60% LAR : 40% CIR	15%	£8,765,510	£8,101,853	£8,093,471	£8,076,304	£8,033,384	£7,775,865	£7,632,799
60% LAR : 40% CIR	20%	£8,066,170	£7,436,071	£7,427,714	£7,410,600	£7,367,812	£7,111,093	£6,968,471
60% LAR : 40% CIR	25%	£7,364,922	£6,768,394	£6,760,059	£6,742,992	£6,700,326	£6,444,329	£6,302,109
60% LAR : 40% CIR	30%	£6,661,784	£6,098,841	£6,090,525	£6,073,502	£6,030,943	£5,775,593	£5,633,731
60% LAR : 40% CIR	35%	£5,956,776	£5,427,432	£5,419,132	£5,402,147	£5,359,683	£5,104,904	£4,963,360
60% LAR : 40% CIR	40%	£5,249,918	£4,754,185	£4,745,899	£4,728,947	£4,686,567	£4,432,284	£4,291,017
60% LAR : 40% CIR	45%	£4,541,228	£4,079,120	£4,070,845	£4,053,920	£4,011,610	£3,757,752	£3,616,720
60% LAR : 40% CIR	50%	£3,830,725	£3,402,254	£3,393,987	£3,377,087	£3,334,836	£3,081,328	£2,940,491

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,086,989	£322,739	£314,269	£296,911	£253,513	-£6,869	-£151,526
60% LAR : 40% CIR	5%	£393,489	-£337,245	-£345,682	-£362,972	-£406,197	-£665,545	-£809,628
60% LAR : 40% CIR	10%	-£301,977	-£999,180	-£1,007,588	-£1,024,814	-£1,067,880	-£1,326,274	-£1,469,827
60% LAR : 40% CIR	15%	-£999,390	-£1,663,047	-£1,671,429	-£1,688,596	-£1,731,516	-£1,989,035	-£2,132,101
60% LAR : 40% CIR	20%	-£1,698,730	-£2,328,829	-£2,337,186	-£2,354,300	-£2,397,088	-£2,653,807	-£2,796,429
60% LAR : 40% CIR	25%	-£2,399,978	-£2,996,506	-£3,004,841	-£3,021,908	-£3,064,574	-£3,320,571	-£3,462,791
60% LAR : 40% CIR	30%	-£3,103,116	-£3,666,059	-£3,674,375	-£3,691,398	-£3,733,957	-£3,989,307	-£4,131,169
60% LAR : 40% CIR	35%	-£3,808,124	-£4,337,468	-£4,345,768	-£4,362,753	-£4,405,217	-£4,659,996	-£4,801,540
60% LAR : 40% CIR	40%	-£4,514,982	-£5,010,715	-£5,019,001	-£5,035,953	-£5,078,333	-£5,332,616	-£5,473,883
60% LAR : 40% CIR	45%	-£5,223,672	-£5,685,780	-£5,694,055	-£5,710,980	-£5,753,290	-£6,007,148	-£6,148,180
60% LAR : 40% CIR	50%	-£5,934,175	-£6,362,646	-£6,370,913	-£6,387,813	-£6,430,064	-£6,683,572	-£6,824,409

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,133,289	£4,369,039	£4,360,569	£4,343,211	£4,299,813	£4,039,431	£3,894,774
60% LAR : 40% CIR	5%	£4,439,789	£3,709,055	£3,700,618	£3,683,328	£3,640,103	£3,380,755	£3,236,672
60% LAR : 40% CIR	10%	£3,744,323	£3,047,120	£3,038,712	£3,021,486	£2,978,420	£2,720,026	£2,576,473
60% LAR : 40% CIR	15%	£3,046,910	£2,383,253	£2,374,871	£2,357,704	£2,314,784	£2,057,265	£1,914,199
60% LAR : 40% CIR	20%	£2,347,570	£1,717,471	£1,709,114	£1,692,000	£1,649,212	£1,392,493	£1,249,871
60% LAR : 40% CIR	25%	£1,646,322	£1,049,794	£1,041,459	£1,024,392	£981,726	£725,729	£583,509
60% LAR : 40% CIR	30%	£943,184	£380,241	£371,925	£354,902	£312,343	£56,993	-£84,869
60% LAR : 40% CIR	35%	£238,176	-£291,168	-£299,468	-£316,453	-£358,917	-£613,696	-£755,240
60% LAR : 40% CIR	40%	-£468,682	-£964,415	-£972,701	-£989,653	-£1,032,033	-£1,286,316	-£1,427,583
60% LAR : 40% CIR	45%	-£1,177,372	-£1,639,480	-£1,647,755	-£1,664,680	-£1,706,990	-£1,960,848	-£2,101,880
60% LAR : 40% CIR	50%	-£1,887,875	-£2,316,346	-£2,324,613	-£2,341,513	-£2,383,764	-£2,637,272	-£2,778,109

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,809,889	£6,045,639	£6,037,169	£6,019,811	£5,976,413	£5,716,031	£5,571,374
60% LAR : 40% CIR	5%	£6,116,389	£5,385,655	£5,377,218	£5,359,928	£5,316,703	£5,057,355	£4,913,272
60% LAR : 40% CIR	10%	£5,420,923	£4,723,720	£4,715,312	£4,698,086	£4,655,020	£4,396,626	£4,253,073
60% LAR : 40% CIR	15%	£4,723,510	£4,059,853	£4,051,471	£4,034,304	£3,991,384	£3,733,865	£3,590,799
60% LAR : 40% CIR	20%	£4,024,170	£3,394,071	£3,385,714	£3,368,600	£3,325,812	£3,069,093	£2,926,471
60% LAR : 40% CIR	25%	£3,322,922	£2,726,394	£2,718,059	£2,700,992	£2,658,326	£2,402,329	£2,260,109
60% LAR : 40% CIR	30%	£2,619,784	£2,056,841	£2,048,525	£2,031,502	£1,988,943	£1,733,593	£1,591,731
60% LAR : 40% CIR	35%	£1,914,776	£1,385,432	£1,377,132	£1,360,147	£1,317,683	£1,062,904	£921,360
60% LAR : 40% CIR	40%	£1,207,918	£712,185	£703,899	£686,947	£644,567	£390,284	£249,017
60% LAR : 40% CIR	45%	£499,228	£37,120	£28,845	£11,920	-£30,390	-£284,248	-£425,280
60% LAR : 40% CIR	50%	-£211,275	-£639,746	-£648,013	-£664,913	-£707,164	-£960,672	-£1,101,509

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,791,789	£8,027,539	£8,019,069	£8,001,711	£7,958,313	£7,697,931	£7,553,274
60% LAR : 40% CIR	5%	£8,098,289	£7,367,555	£7,359,118	£7,341,828	£7,298,603	£7,039,255	£6,895,172
60% LAR : 40% CIR	10%	£7,402,823	£6,705,620	£6,697,212	£6,679,986	£6,636,920	£6,378,526	£6,234,973
60% LAR : 40% CIR	15%	£6,705,410	£6,041,753	£6,033,371	£6,016,204	£5,973,284	£5,715,765	£5,572,699
60% LAR : 40% CIR	20%	£6,006,070	£5,375,971	£5,367,614	£5,350,500	£5,307,712	£5,050,993	£4,908,371
60% LAR : 40% CIR	25%	£5,304,822	£4,708,294	£4,699,959	£4,682,892	£4,640,226	£4,384,229	£4,242,009
60% LAR : 40% CIR	30%	£4,601,684	£4,038,741	£4,030,425	£4,013,402	£3,970,843	£3,715,493	£3,573,631
60% LAR : 40% CIR	35%	£3,896,676	£3,367,332	£3,359,032	£3,342,047	£3,299,583	£3,044,804	£2,903,260
60% LAR : 40% CIR	40%	£3,189,818	£2,694,085	£2,685,799	£2,668,847	£2,626,467	£2,372,184	£2,230,917
60% LAR : 40% CIR	45%	£2,481,128	£2,019,020	£2,010,745	£1,993,820	£1,951,510	£1,697,652	£1,556,620
60% LAR : 40% CIR	50%	£1,770,625	£1,342,154	£1,333,887	£1,316,987	£1,274,736	£1,021,228	£880,391

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		**Value Area**	**Zone A - Medium Central Zone**

No Units	**20**
Site Area	**0.1 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£14,087,835	£13,271,841	£13,263,372	£13,246,013	£13,202,616	£12,942,234	£12,797,577
60% LAR : 40% CIR	5%	£13,232,538	£12,452,649	£12,444,211	£12,426,921	£12,383,697	£12,124,347	£11,980,264
60% LAR : 40% CIR	10%	£12,375,275	£11,631,503	£11,623,095	£11,605,869	£11,562,803	£11,304,409	£11,160,856
60% LAR : 40% CIR	15%	£11,516,064	£10,808,424	£10,800,044	£10,782,876	£10,739,956	£10,482,438	£10,339,372
60% LAR : 40% CIR	20%	£10,654,927	£9,983,433	£9,975,076	£9,957,961	£9,915,175	£9,658,456	£9,515,834
60% LAR : 40% CIR	25%	£9,791,882	£9,156,546	£9,148,211	£9,131,144	£9,088,478	£8,832,481	£8,690,261
60% LAR : 40% CIR	30%	£8,926,947	£8,327,783	£8,319,467	£8,302,443	£8,259,885	£8,004,534	£7,862,674
60% LAR : 40% CIR	35%	£8,060,142	£7,497,165	£7,488,864	£7,471,878	£7,429,416	£7,174,637	£7,033,092
60% LAR : 40% CIR	40%	£7,191,485	£6,664,707	£6,656,420	£6,639,468	£6,597,088	£6,342,806	£6,201,538
60% LAR : 40% CIR	45%	£6,320,998	£5,830,431	£5,822,156	£5,805,232	£5,762,922	£5,509,064	£5,368,031
60% LAR : 40% CIR	50%	£5,448,698	£4,994,356	£4,986,089	£4,969,188	£4,926,937	£4,673,430	£4,532,593

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,322,935	£3,506,941	£3,498,472	£3,481,113	£3,437,716	£3,177,334	£3,032,677
60% LAR : 40% CIR	5%	£3,467,638	£2,687,749	£2,679,311	£2,662,021	£2,618,797	£2,359,447	£2,215,364
60% LAR : 40% CIR	10%	£2,610,375	£1,866,603	£1,858,195	£1,840,969	£1,797,903	£1,539,509	£1,395,956
60% LAR : 40% CIR	15%	£1,751,164	£1,043,524	£1,035,144	£1,017,976	£975,056	£717,538	£574,472
60% LAR : 40% CIR	20%	£890,027	£218,533	£210,176	£193,061	£150,275	-£106,444	-£249,066
60% LAR : 40% CIR	25%	£26,982	-£608,354	-£616,689	-£633,756	-£676,422	-£932,419	-£1,074,639
60% LAR : 40% CIR	30%	-£837,953	-£1,437,117	-£1,445,433	-£1,462,457	-£1,505,015	-£1,760,366	-£1,902,226
60% LAR : 40% CIR	35%	-£1,704,758	-£2,267,735	-£2,276,036	-£2,293,022	-£2,335,484	-£2,590,263	-£2,731,808
60% LAR : 40% CIR	40%	-£2,573,415	-£3,100,193	-£3,108,480	-£3,125,432	-£3,167,812	-£3,422,094	-£3,563,362
60% LAR : 40% CIR	45%	-£3,443,902	-£3,934,469	-£3,942,744	-£3,959,668	-£4,001,978	-£4,255,836	-£4,396,869
60% LAR : 40% CIR	50%	-£4,316,202	-£4,770,544	-£4,778,811	-£4,795,712	-£4,837,963	-£5,091,470	-£5,232,307

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,369,235	£7,553,241	£7,544,772	£7,527,413	£7,484,016	£7,223,634	£7,078,977
60% LAR : 40% CIR	5%	£7,513,938	£6,734,049	£6,725,611	£6,708,321	£6,665,097	£6,405,747	£6,261,664
60% LAR : 40% CIR	10%	£6,656,675	£5,912,903	£5,904,495	£5,887,269	£5,844,203	£5,585,809	£5,442,256
60% LAR : 40% CIR	15%	£5,797,464	£5,089,824	£5,081,444	£5,064,276	£5,021,356	£4,763,838	£4,620,772
60% LAR : 40% CIR	20%	£4,936,327	£4,264,833	£4,256,476	£4,239,361	£4,196,575	£3,939,856	£3,797,234
60% LAR : 40% CIR	25%	£4,073,282	£3,437,946	£3,429,611	£3,412,544	£3,369,878	£3,113,881	£2,971,661
60% LAR : 40% CIR	30%	£3,208,347	£2,609,183	£2,600,867	£2,583,843	£2,541,285	£2,285,934	£2,144,074
60% LAR : 40% CIR	35%	£2,341,542	£1,778,565	£1,770,264	£1,753,278	£1,710,816	£1,456,037	£1,314,492
60% LAR : 40% CIR	40%	£1,472,885	£946,107	£937,820	£920,868	£878,488	£624,206	£482,938
60% LAR : 40% CIR	45%	£602,398	£111,831	£103,556	£86,632	£44,322	-£209,536	-£350,569
60% LAR : 40% CIR	50%	-£269,902	-£724,244	-£732,511	-£749,412	-£791,663	-£1,045,170	-£1,186,007

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,045,835	£9,229,841	£9,221,372	£9,204,013	£9,160,616	£8,900,234	£8,755,577
60% LAR : 40% CIR	5%	£9,190,538	£8,410,649	£8,402,211	£8,384,921	£8,341,697	£8,082,347	£7,938,264
60% LAR : 40% CIR	10%	£8,333,275	£7,589,503	£7,581,095	£7,563,869	£7,520,803	£7,262,409	£7,118,856
60% LAR : 40% CIR	15%	£7,474,064	£6,766,424	£6,758,044	£6,740,876	£6,697,956	£6,440,438	£6,297,372
60% LAR : 40% CIR	20%	£6,612,927	£5,941,433	£5,933,076	£5,915,961	£5,873,175	£5,616,456	£5,473,834
60% LAR : 40% CIR	25%	£5,749,882	£5,114,546	£5,106,211	£5,089,144	£5,046,478	£4,790,481	£4,648,261
60% LAR : 40% CIR	30%	£4,884,947	£4,285,783	£4,277,467	£4,260,443	£4,217,885	£3,962,534	£3,820,674
60% LAR : 40% CIR	35%	£4,018,142	£3,455,165	£3,446,864	£3,429,878	£3,387,416	£3,132,637	£2,991,092
60% LAR : 40% CIR	40%	£3,149,485	£2,622,707	£2,614,420	£2,597,468	£2,555,088	£2,300,806	£2,159,538
60% LAR : 40% CIR	45%	£2,278,998	£1,788,431	£1,780,156	£1,763,232	£1,720,922	£1,467,064	£1,326,031
60% LAR : 40% CIR	50%	£1,406,698	£952,356	£944,089	£927,188	£884,937	£631,430	£490,593

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,027,735	£11,211,741	£11,203,272	£11,185,913	£11,142,516	£10,882,134	£10,737,477
60% LAR : 40% CIR	5%	£11,172,438	£10,392,549	£10,384,111	£10,366,821	£10,323,597	£10,064,247	£9,920,164
60% LAR : 40% CIR	10%	£10,315,175	£9,571,403	£9,562,995	£9,545,769	£9,502,703	£9,244,309	£9,100,756
60% LAR : 40% CIR	15%	£9,455,964	£8,748,324	£8,739,944	£8,722,776	£8,679,856	£8,422,338	£8,279,272
60% LAR : 40% CIR	20%	£8,594,827	£7,923,333	£7,914,976	£7,897,861	£7,855,075	£7,598,356	£7,455,734
60% LAR : 40% CIR	25%	£7,731,782	£7,096,446	£7,088,111	£7,071,044	£7,028,378	£6,772,381	£6,630,161
60% LAR : 40% CIR	30%	£6,866,847	£6,267,683	£6,259,367	£6,242,343	£6,199,785	£5,944,434	£5,802,574
60% LAR : 40% CIR	35%	£6,000,042	£5,437,065	£5,428,764	£5,411,778	£5,369,316	£5,114,537	£4,972,992
60% LAR : 40% CIR	40%	£5,131,385	£4,604,607	£4,596,320	£4,579,368	£4,536,988	£4,282,706	£4,141,438
60% LAR : 40% CIR	45%	£4,260,898	£3,770,331	£3,762,056	£3,745,132	£3,702,822	£3,448,964	£3,307,931
60% LAR : 40% CIR	50%	£3,388,598	£2,934,256	£2,925,989	£2,909,088	£2,866,837	£2,613,330	£2,472,493

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats	
No Units	20
Site Area	0.1 Ha

Value Area	Zone A - Higher Central Zone	
Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£15,936,947	£15,091,386	£15,082,917	£15,065,557	£15,022,161	£14,761,778	£14,617,122
60% LAR : 40% CIR	5%	£14,989,194	£14,181,215	£14,172,778	£14,155,488	£14,112,263	£13,852,914	£13,708,832
60% LAR : 40% CIR	10%	£14,039,476	£13,269,093	£13,260,685	£13,243,459	£13,200,393	£12,941,998	£12,798,446
60% LAR : 40% CIR	15%	£13,087,809	£12,355,037	£12,346,657	£12,329,489	£12,286,569	£12,029,051	£11,885,985
60% LAR : 40% CIR	20%	£12,134,217	£11,439,069	£11,430,712	£11,413,597	£11,370,810	£11,114,091	£10,971,470
60% LAR : 40% CIR	25%	£11,178,716	£10,521,204	£10,512,870	£10,495,803	£10,453,137	£10,197,140	£10,054,918
60% LAR : 40% CIR	30%	£10,221,325	£9,601,465	£9,593,148	£9,576,125	£9,533,566	£9,278,216	£9,136,354
60% LAR : 40% CIR	35%	£9,262,064	£8,679,868	£8,671,568	£8,654,583	£8,612,119	£8,357,340	£8,215,796
60% LAR : 40% CIR	40%	£8,300,953	£7,756,434	£7,748,148	£7,731,195	£7,688,815	£7,434,532	£7,293,265
60% LAR : 40% CIR	45%	£7,338,010	£6,831,181	£6,822,905	£6,805,981	£6,763,671	£6,509,813	£6,368,781
60% LAR : 40% CIR	50%	£6,373,255	£5,904,128	£5,895,861	£5,878,961	£5,836,710	£5,583,202	£5,442,365

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,172,047	£5,326,486	£5,318,017	£5,300,657	£5,257,261	£4,996,878	£4,852,222
60% LAR : 40% CIR	5%	£5,224,294	£4,416,315	£4,407,878	£4,390,588	£4,347,363	£4,088,014	£3,943,932
60% LAR : 40% CIR	10%	£4,274,576	£3,504,193	£3,495,785	£3,478,559	£3,435,493	£3,177,098	£3,033,546
60% LAR : 40% CIR	15%	£3,322,909	£2,590,137	£2,581,757	£2,564,589	£2,521,669	£2,264,151	£2,121,085
60% LAR : 40% CIR	20%	£2,369,317	£1,674,169	£1,665,812	£1,648,697	£1,605,910	£1,349,191	£1,206,570
60% LAR : 40% CIR	25%	£1,413,816	£756,304	£747,970	£730,903	£688,237	£432,240	£290,018
60% LAR : 40% CIR	30%	£456,425	-£163,435	-£171,752	-£188,775	-£231,334	-£486,684	-£628,546
60% LAR : 40% CIR	35%	-£502,836	-£1,085,032	-£1,093,332	-£1,110,317	-£1,152,781	-£1,407,560	-£1,549,104
60% LAR : 40% CIR	40%	-£1,463,947	-£2,008,466	-£2,016,752	-£2,033,705	-£2,076,085	-£2,330,368	-£2,471,635
60% LAR : 40% CIR	45%	-£2,426,890	-£2,933,719	-£2,941,995	-£2,958,919	-£3,001,229	-£3,255,087	-£3,396,119
60% LAR : 40% CIR	50%	-£3,391,645	-£3,860,772	-£3,869,039	-£3,885,939	-£3,928,190	-£4,181,698	-£4,322,535

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,218,347	£9,372,786	£9,364,317	£9,346,957	£9,303,561	£9,043,178	£8,898,522
60% LAR : 40% CIR	5%	£9,270,594	£8,462,615	£8,454,178	£8,436,888	£8,393,663	£8,134,314	£7,990,232
60% LAR : 40% CIR	10%	£8,320,876	£7,550,493	£7,542,085	£7,524,859	£7,481,793	£7,223,398	£7,079,846
60% LAR : 40% CIR	15%	£7,369,209	£6,636,437	£6,628,057	£6,610,889	£6,567,969	£6,310,451	£6,167,385
60% LAR : 40% CIR	20%	£6,415,617	£5,720,469	£5,712,112	£5,694,997	£5,652,210	£5,395,491	£5,252,870
60% LAR : 40% CIR	25%	£5,460,116	£4,802,604	£4,794,270	£4,777,203	£4,734,537	£4,478,540	£4,336,318
60% LAR : 40% CIR	30%	£4,502,725	£3,882,865	£3,874,548	£3,857,525	£3,814,966	£3,559,616	£3,417,754
60% LAR : 40% CIR	35%	£3,543,464	£2,961,268	£2,952,968	£2,935,983	£2,893,519	£2,638,740	£2,497,196
60% LAR : 40% CIR	40%	£2,582,353	£2,037,834	£2,029,548	£2,012,595	£1,970,215	£1,715,932	£1,574,665
60% LAR : 40% CIR	45%	£1,619,410	£1,112,581	£1,104,305	£1,087,381	£1,045,071	£791,213	£650,181
60% LAR : 40% CIR	50%	£654,655	£185,528	£177,261	£160,361	£118,110	-£135,398	-£276,235

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,894,947	£11,049,386	£11,040,917	£11,023,557	£10,980,161	£10,719,778	£10,575,122
60% LAR : 40% CIR	5%	£10,947,194	£10,139,215	£10,130,778	£10,113,488	£10,070,263	£9,810,914	£9,666,832
60% LAR : 40% CIR	10%	£9,997,476	£9,227,093	£9,218,685	£9,201,459	£9,158,393	£8,899,998	£8,756,446
60% LAR : 40% CIR	15%	£9,045,809	£8,313,037	£8,304,657	£8,287,489	£8,244,569	£7,987,051	£7,843,985
60% LAR : 40% CIR	20%	£8,092,217	£7,397,069	£7,388,712	£7,371,597	£7,328,810	£7,072,091	£6,929,470
60% LAR : 40% CIR	25%	£7,136,716	£6,479,204	£6,470,870	£6,453,803	£6,411,137	£6,155,140	£6,012,918
60% LAR : 40% CIR	30%	£6,179,325	£5,559,465	£5,551,148	£5,534,125	£5,491,566	£5,236,216	£5,094,354
60% LAR : 40% CIR	35%	£5,220,064	£4,637,868	£4,629,568	£4,612,583	£4,570,119	£4,315,340	£4,173,796
60% LAR : 40% CIR	40%	£4,258,953	£3,714,434	£3,706,148	£3,689,195	£3,646,815	£3,392,532	£3,251,265
60% LAR : 40% CIR	45%	£3,296,010	£2,789,181	£2,780,905	£2,763,981	£2,721,671	£2,467,813	£2,326,781
60% LAR : 40% CIR	50%	£2,331,255	£1,862,128	£1,853,861	£1,836,961	£1,794,710	£1,541,202	£1,400,365

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,876,847	£13,031,286	£13,022,817	£13,005,457	£12,962,061	£12,701,678	£12,557,022
60% LAR : 40% CIR	5%	£12,929,094	£12,121,115	£12,112,678	£12,095,388	£12,052,163	£11,792,814	£11,648,732
60% LAR : 40% CIR	10%	£11,979,376	£11,208,993	£11,200,585	£11,183,359	£11,140,293	£10,881,898	£10,738,346
60% LAR : 40% CIR	15%	£11,027,709	£10,294,937	£10,286,557	£10,269,389	£10,226,469	£9,968,951	£9,825,885
60% LAR : 40% CIR	20%	£10,074,117	£9,378,969	£9,370,612	£9,353,497	£9,310,710	£9,053,991	£8,911,370
60% LAR : 40% CIR	25%	£9,118,616	£8,461,104	£8,452,770	£8,435,703	£8,393,037	£8,137,040	£7,994,818
60% LAR : 40% CIR	30%	£8,161,225	£7,541,365	£7,533,048	£7,516,025	£7,473,466	£7,218,116	£7,076,254
60% LAR : 40% CIR	35%	£7,201,964	£6,619,768	£6,611,468	£6,594,483	£6,552,019	£6,297,240	£6,155,696
60% LAR : 40% CIR	40%	£6,240,853	£5,696,334	£5,688,048	£5,671,095	£5,628,715	£5,374,432	£5,233,165
60% LAR : 40% CIR	45%	£5,277,910	£4,771,081	£4,762,805	£4,745,881	£4,703,571	£4,449,713	£4,308,681
60% LAR : 40% CIR	50%	£4,313,155	£3,844,028	£3,835,761	£3,818,861	£3,776,610	£3,523,102	£3,382,265

LB Camden
Local Plan Viability Testing 2025

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		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£24,316,165	£22,650,340	£22,635,606	£22,617,108	£22,570,862	£22,293,385	£22,139,231
60% LAR : 40% CIR	5%	£23,069,566	£21,474,338	£21,459,604	£21,441,105	£21,394,860	£21,117,383	£20,963,229
60% LAR : 40% CIR	10%	£21,822,967	£20,298,337	£20,283,603	£20,265,104	£20,218,857	£19,941,380	£19,787,227
60% LAR : 40% CIR	15%	£20,576,368	£19,122,334	£19,107,600	£19,089,102	£19,042,856	£18,765,379	£18,611,225
60% LAR : 40% CIR	20%	£19,329,769	£17,946,332	£17,931,599	£17,913,100	£17,866,854	£17,589,377	£17,435,223
60% LAR : 40% CIR	25%	£18,083,171	£16,770,331	£16,755,597	£16,737,098	£16,690,852	£16,413,376	£16,259,221
60% LAR : 40% CIR	30%	£16,836,572	£15,594,328	£15,579,594	£15,561,096	£15,514,850	£15,237,373	£15,083,220
60% LAR : 40% CIR	35%	£15,589,973	£14,418,327	£14,403,593	£14,385,095	£14,338,848	£14,061,371	£13,907,217
60% LAR : 40% CIR	40%	£14,343,374	£13,242,325	£13,227,591	£13,209,092	£13,162,847	£12,885,370	£12,731,216
60% LAR : 40% CIR	45%	£13,096,775	£12,066,323	£12,051,589	£12,033,090	£11,986,844	£11,709,367	£11,555,214
60% LAR : 40% CIR	50%	£11,850,176	£10,890,321	£10,875,587	£10,857,089	£10,810,842	£10,533,365	£10,379,211

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,551,265	£12,885,440	£12,870,706	£12,852,208	£12,805,962	£12,528,485	£12,374,331
60% LAR : 40% CIR	5%	£13,304,666	£11,709,438	£11,694,704	£11,676,205	£11,629,960	£11,352,483	£11,198,329
60% LAR : 40% CIR	10%	£12,058,067	£10,533,437	£10,518,703	£10,500,204	£10,453,957	£10,176,480	£10,022,327
60% LAR : 40% CIR	15%	£10,811,468	£9,357,434	£9,342,700	£9,324,202	£9,277,956	£9,000,479	£8,846,325
60% LAR : 40% CIR	20%	£9,564,869	£8,181,432	£8,166,699	£8,148,200	£8,101,954	£7,824,477	£7,670,323
60% LAR : 40% CIR	25%	£8,318,271	£7,005,431	£6,990,697	£6,972,198	£6,925,952	£6,648,476	£6,494,321
60% LAR : 40% CIR	30%	£7,071,672	£5,829,428	£5,814,694	£5,796,196	£5,749,950	£5,472,473	£5,318,320
60% LAR : 40% CIR	35%	£5,825,073	£4,653,427	£4,638,693	£4,620,195	£4,573,948	£4,296,471	£4,142,317
60% LAR : 40% CIR	40%	£4,578,474	£3,477,425	£3,462,691	£3,444,192	£3,397,947	£3,120,470	£2,966,316
60% LAR : 40% CIR	45%	£3,331,875	£2,301,423	£2,286,689	£2,268,190	£2,221,944	£1,944,467	£1,790,314
60% LAR : 40% CIR	50%	£2,085,276	£1,125,421	£1,110,687	£1,092,189	£1,045,942	£768,465	£614,311

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,597,565	£16,931,740	£16,917,006	£16,898,508	£16,852,262	£16,574,785	£16,420,631
60% LAR : 40% CIR	5%	£17,350,966	£15,755,738	£15,741,004	£15,722,505	£15,676,260	£15,398,783	£15,244,629
60% LAR : 40% CIR	10%	£16,104,367	£14,579,737	£14,565,003	£14,546,504	£14,500,257	£14,222,780	£14,068,627
60% LAR : 40% CIR	15%	£14,857,768	£13,403,734	£13,389,000	£13,370,502	£13,324,256	£13,046,779	£12,892,625
60% LAR : 40% CIR	20%	£13,611,169	£12,227,732	£12,212,999	£12,194,500	£12,148,254	£11,870,777	£11,716,623
60% LAR : 40% CIR	25%	£12,364,571	£11,051,731	£11,036,997	£11,018,498	£10,972,252	£10,694,776	£10,540,621
60% LAR : 40% CIR	30%	£11,117,972	£9,875,728	£9,860,994	£9,842,496	£9,796,250	£9,518,773	£9,364,620
60% LAR : 40% CIR	35%	£9,871,373	£8,699,727	£8,684,993	£8,666,495	£8,620,248	£8,342,771	£8,188,617
60% LAR : 40% CIR	40%	£8,624,774	£7,523,725	£7,508,991	£7,490,492	£7,444,247	£7,166,770	£7,012,616
60% LAR : 40% CIR	45%	£7,378,175	£6,347,723	£6,332,989	£6,314,490	£6,268,244	£5,990,767	£5,836,614
60% LAR : 40% CIR	50%	£6,131,576	£5,171,721	£5,156,987	£5,138,489	£5,092,242	£4,814,765	£4,660,611

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£20,274,165	£18,608,340	£18,593,606	£18,575,108	£18,528,862	£18,251,385	£18,097,231
60% LAR : 40% CIR	5%	£19,027,566	£17,432,338	£17,417,604	£17,399,105	£17,352,860	£17,075,383	£16,921,229
60% LAR : 40% CIR	10%	£17,780,967	£16,256,337	£16,241,603	£16,223,104	£16,176,857	£15,899,380	£15,745,227
60% LAR : 40% CIR	15%	£16,534,368	£15,080,334	£15,065,600	£15,047,102	£15,000,856	£14,723,379	£14,569,225
60% LAR : 40% CIR	20%	£15,287,769	£13,904,332	£13,889,599	£13,871,100	£13,824,854	£13,547,377	£13,393,223
60% LAR : 40% CIR	25%	£14,041,171	£12,728,331	£12,713,597	£12,695,098	£12,648,852	£12,371,376	£12,217,221
60% LAR : 40% CIR	30%	£12,794,572	£11,552,328	£11,537,594	£11,519,096	£11,472,850	£11,195,373	£11,041,220
60% LAR : 40% CIR	35%	£11,547,973	£10,376,327	£10,361,593	£10,343,095	£10,296,848	£10,019,371	£9,865,217
60% LAR : 40% CIR	40%	£10,301,374	£9,200,325	£9,185,591	£9,167,092	£9,120,847	£8,843,370	£8,689,216
60% LAR : 40% CIR	45%	£9,054,775	£8,024,323	£8,009,589	£7,991,090	£7,944,844	£7,667,367	£7,513,214
60% LAR : 40% CIR	50%	£7,808,176	£6,848,321	£6,833,587	£6,815,089	£6,768,842	£6,491,365	£6,337,211

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£22,256,065	£20,590,240	£20,575,506	£20,557,008	£20,510,762	£20,233,285	£20,079,131
60% LAR : 40% CIR	5%	£21,009,466	£19,414,238	£19,399,504	£19,381,005	£19,334,760	£19,057,283	£18,903,129
60% LAR : 40% CIR	10%	£19,762,867	£18,238,237	£18,223,503	£18,205,004	£18,158,757	£17,881,280	£17,727,127
60% LAR : 40% CIR	15%	£18,516,268	£17,062,234	£17,047,500	£17,029,002	£16,982,756	£16,705,279	£16,551,125
60% LAR : 40% CIR	20%	£17,269,669	£15,886,232	£15,871,499	£15,853,000	£15,806,754	£15,529,277	£15,375,123
60% LAR : 40% CIR	25%	£16,023,071	£14,710,231	£14,695,497	£14,676,998	£14,630,752	£14,353,276	£14,199,121
60% LAR : 40% CIR	30%	£14,776,472	£13,534,228	£13,519,494	£13,500,996	£13,454,750	£13,177,273	£13,023,120
60% LAR : 40% CIR	35%	£13,529,873	£12,358,227	£12,343,493	£12,324,995	£12,278,748	£12,001,271	£11,847,117
60% LAR : 40% CIR	40%	£12,283,274	£11,182,225	£11,167,491	£11,148,992	£11,102,747	£10,825,270	£10,671,116
60% LAR : 40% CIR	45%	£11,036,675	£10,006,223	£9,991,489	£9,972,990	£9,926,744	£9,649,267	£9,495,114
60% LAR : 40% CIR	50%	£9,790,076	£8,830,221	£8,815,487	£8,796,989	£8,750,742	£8,473,265	£8,319,111

LB Camden
Local Plan Viability Testing 2025

Resi 9 - 30 Flats	

Value Area	Zone A - Kings Cross Lower

No Units	30
Site Area	0.1 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£24,316,165	£22,650,340	£22,635,606	£22,617,108	£22,570,862	£22,293,385	£22,139,231
60% LAR : 40% CIR	5%	£23,069,566	£21,474,338	£21,459,604	£21,441,105	£21,394,860	£21,117,383	£20,963,229
60% LAR : 40% CIR	10%	£21,822,967	£20,298,337	£20,283,603	£20,265,104	£20,218,857	£19,941,380	£19,787,227
60% LAR : 40% CIR	15%	£20,576,368	£19,122,334	£19,107,600	£19,089,102	£19,042,856	£18,765,379	£18,611,225
60% LAR : 40% CIR	20%	£19,329,769	£17,946,332	£17,931,599	£17,913,100	£17,866,854	£17,589,377	£17,435,223
60% LAR : 40% CIR	25%	£18,083,171	£16,770,331	£16,755,597	£16,737,098	£16,690,852	£16,413,376	£16,259,221
60% LAR : 40% CIR	30%	£16,836,572	£15,594,328	£15,579,594	£15,561,096	£15,514,850	£15,237,373	£15,083,220
60% LAR : 40% CIR	35%	£15,589,973	£14,418,327	£14,403,593	£14,385,095	£14,338,848	£14,061,371	£13,907,217
60% LAR : 40% CIR	40%	£14,343,374	£13,242,325	£13,227,591	£13,209,092	£13,162,847	£12,885,370	£12,731,216
60% LAR : 40% CIR	45%	£13,096,775	£12,066,323	£12,051,589	£12,033,090	£11,986,844	£11,709,367	£11,555,214
60% LAR : 40% CIR	50%	£11,850,176	£10,890,321	£10,875,587	£10,857,089	£10,810,842	£10,533,365	£10,379,211

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,551,265	£12,885,440	£12,870,706	£12,852,208	£12,805,962	£12,528,485	£12,374,331
60% LAR : 40% CIR	5%	£13,304,666	£11,709,438	£11,694,704	£11,676,205	£11,629,960	£11,352,483	£11,198,329
60% LAR : 40% CIR	10%	£12,058,067	£10,533,437	£10,518,703	£10,500,204	£10,453,957	£10,176,480	£10,022,327
60% LAR : 40% CIR	15%	£10,811,468	£9,357,434	£9,342,700	£9,324,202	£9,277,956	£9,000,479	£8,846,325
60% LAR : 40% CIR	20%	£9,564,869	£8,181,432	£8,166,699	£8,148,200	£8,101,954	£7,824,477	£7,670,323
60% LAR : 40% CIR	25%	£8,318,271	£7,005,431	£6,990,697	£6,972,198	£6,925,952	£6,648,476	£6,494,321
60% LAR : 40% CIR	30%	£7,071,672	£5,829,428	£5,814,694	£5,796,196	£5,749,950	£5,472,473	£5,318,320
60% LAR : 40% CIR	35%	£5,825,073	£4,653,427	£4,638,693	£4,620,195	£4,573,948	£4,296,471	£4,142,317
60% LAR : 40% CIR	40%	£4,578,474	£3,477,425	£3,462,691	£3,444,192	£3,397,947	£3,120,470	£2,966,316
60% LAR : 40% CIR	45%	£3,331,875	£2,301,423	£2,286,689	£2,268,190	£2,221,944	£1,944,467	£1,790,314
60% LAR : 40% CIR	50%	£2,085,276	£1,125,421	£1,110,687	£1,092,189	£1,045,942	£768,465	£614,311

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,597,565	£16,931,740	£16,917,006	£16,898,508	£16,852,262	£16,574,785	£16,420,631
60% LAR : 40% CIR	5%	£17,350,966	£15,755,738	£15,741,004	£15,722,505	£15,676,260	£15,398,783	£15,244,629
60% LAR : 40% CIR	10%	£16,104,367	£14,579,737	£14,565,003	£14,546,504	£14,500,257	£14,222,780	£14,068,627
60% LAR : 40% CIR	15%	£14,857,768	£13,403,734	£13,389,000	£13,370,502	£13,324,256	£13,046,779	£12,892,625
60% LAR : 40% CIR	20%	£13,611,169	£12,227,732	£12,212,999	£12,194,500	£12,148,254	£11,870,777	£11,716,623
60% LAR : 40% CIR	25%	£12,364,571	£11,051,731	£11,036,997	£11,018,498	£10,972,252	£10,694,776	£10,540,621
60% LAR : 40% CIR	30%	£11,117,972	£9,875,728	£9,860,994	£9,842,496	£9,796,250	£9,518,773	£9,364,620
60% LAR : 40% CIR	35%	£9,871,373	£8,699,727	£8,684,993	£8,666,495	£8,620,248	£8,342,771	£8,188,617
60% LAR : 40% CIR	40%	£8,624,774	£7,523,725	£7,508,991	£7,490,492	£7,444,247	£7,166,770	£7,012,616
60% LAR : 40% CIR	45%	£7,378,175	£6,347,723	£6,332,989	£6,314,490	£6,268,244	£5,990,767	£5,836,614
60% LAR : 40% CIR	50%	£6,131,576	£5,171,721	£5,156,987	£5,138,489	£5,092,242	£4,814,765	£4,660,611

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£20,274,165	£18,608,340	£18,593,606	£18,575,108	£18,528,862	£18,251,385	£18,097,231
60% LAR : 40% CIR	5%	£19,027,566	£17,432,338	£17,417,604	£17,399,105	£17,352,860	£17,075,383	£16,921,229
60% LAR : 40% CIR	10%	£17,780,967	£16,256,337	£16,241,603	£16,223,104	£16,176,857	£15,899,380	£15,745,227
60% LAR : 40% CIR	15%	£16,534,368	£15,080,334	£15,065,600	£15,047,102	£15,000,856	£14,723,379	£14,569,225
60% LAR : 40% CIR	20%	£15,287,769	£13,904,332	£13,889,599	£13,871,100	£13,824,854	£13,547,377	£13,393,223
60% LAR : 40% CIR	25%	£14,041,171	£12,728,331	£12,713,597	£12,695,098	£12,648,852	£12,371,376	£12,217,221
60% LAR : 40% CIR	30%	£12,794,572	£11,552,328	£11,537,594	£11,519,096	£11,472,850	£11,195,373	£11,041,220
60% LAR : 40% CIR	35%	£11,547,973	£10,376,327	£10,361,593	£10,343,095	£10,296,848	£10,019,371	£9,865,217
60% LAR : 40% CIR	40%	£10,301,374	£9,200,325	£9,185,591	£9,167,092	£9,120,847	£8,843,370	£8,689,216
60% LAR : 40% CIR	45%	£9,054,775	£8,024,323	£8,009,589	£7,991,090	£7,944,844	£7,667,367	£7,513,214
60% LAR : 40% CIR	50%	£7,808,176	£6,848,321	£6,833,587	£6,815,089	£6,768,842	£6,491,365	£6,337,211

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£22,256,065	£20,590,240	£20,575,506	£20,557,008	£20,510,762	£20,233,285	£20,079,131
60% LAR : 40% CIR	5%	£21,009,466	£19,414,238	£19,399,504	£19,381,005	£19,334,760	£19,057,283	£18,903,129
60% LAR : 40% CIR	10%	£19,762,867	£18,238,237	£18,223,503	£18,205,004	£18,158,757	£17,881,280	£17,727,127
60% LAR : 40% CIR	15%	£18,516,268	£17,062,234	£17,047,500	£17,029,002	£16,982,756	£16,705,279	£16,551,125
60% LAR : 40% CIR	20%	£17,269,669	£15,886,232	£15,871,499	£15,853,000	£15,806,754	£15,529,277	£15,375,123
60% LAR : 40% CIR	25%	£16,023,071	£14,710,231	£14,695,497	£14,676,998	£14,630,752	£14,353,276	£14,199,121
60% LAR : 40% CIR	30%	£14,776,472	£13,534,228	£13,519,494	£13,500,996	£13,454,750	£13,177,273	£13,023,120
60% LAR : 40% CIR	35%	£13,529,873	£12,358,227	£12,343,493	£12,324,995	£12,278,748	£12,001,271	£11,847,117
60% LAR : 40% CIR	40%	£12,283,274	£11,182,225	£11,167,491	£11,148,992	£11,102,747	£10,825,270	£10,671,116
60% LAR : 40% CIR	45%	£11,036,675	£10,006,223	£9,991,489	£9,972,990	£9,926,744	£9,649,267	£9,495,114
60% LAR : 40% CIR	50%	£9,790,076	£8,830,221	£8,815,487	£8,796,989	£8,750,742	£8,473,265	£8,319,111

LB Camden
Local Plan Viability Testing 2025

Resi 9 - 30 Flats

No Units	30
Site Area	0.1 Ha

Value Area	Zone A - Kings Cross Higher	
Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£27,251,430	£25,538,671	£25,523,937	£25,505,438	£25,459,191	£25,181,714	£25,027,561
60% LAR : 40% CIR	5%	£25,858,069	£24,218,252	£24,203,518	£24,185,020	£24,138,773	£23,861,296	£23,707,142
60% LAR : 40% CIR	10%	£24,464,706	£22,897,834	£22,883,100	£22,864,601	£22,818,354	£22,540,878	£22,386,724
60% LAR : 40% CIR	15%	£23,071,344	£21,577,415	£21,562,681	£21,544,183	£21,497,936	£21,220,459	£21,066,305
60% LAR : 40% CIR	20%	£21,677,982	£20,256,997	£20,242,263	£20,223,764	£20,177,518	£19,900,042	£19,745,887
60% LAR : 40% CIR	25%	£20,284,619	£18,936,578	£18,921,844	£18,903,346	£18,857,099	£18,579,623	£18,425,469
60% LAR : 40% CIR	30%	£18,891,258	£17,616,160	£17,601,426	£17,582,927	£17,536,682	£17,259,205	£17,105,051
60% LAR : 40% CIR	35%	£17,497,896	£16,295,741	£16,281,007	£16,262,509	£16,216,263	£15,938,786	£15,784,633
60% LAR : 40% CIR	40%	£16,104,533	£14,975,323	£14,960,589	£14,942,091	£14,895,845	£14,618,368	£14,464,214
60% LAR : 40% CIR	45%	£14,711,171	£13,654,904	£13,640,170	£13,621,672	£13,575,426	£13,297,949	£13,143,796
60% LAR : 40% CIR	50%	£13,317,808	£12,334,486	£12,319,752	£12,301,254	£12,255,008	£11,977,531	£11,823,377

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,486,530	£15,773,771	£15,759,037	£15,740,538	£15,694,291	£15,416,814	£15,262,661
60% LAR : 40% CIR	5%	£16,093,169	£14,453,352	£14,438,618	£14,420,120	£14,373,873	£14,096,396	£13,942,242
60% LAR : 40% CIR	10%	£14,699,806	£13,132,934	£13,118,200	£13,099,701	£13,053,454	£12,775,978	£12,621,824
60% LAR : 40% CIR	15%	£13,306,444	£11,812,515	£11,797,781	£11,779,283	£11,733,036	£11,455,559	£11,301,405
60% LAR : 40% CIR	20%	£11,913,082	£10,492,097	£10,477,363	£10,458,864	£10,412,618	£10,135,142	£9,980,987
60% LAR : 40% CIR	25%	£10,519,719	£9,171,678	£9,156,944	£9,138,446	£9,092,199	£8,814,723	£8,660,569
60% LAR : 40% CIR	30%	£9,126,358	£7,851,260	£7,836,526	£7,818,027	£7,771,782	£7,494,305	£7,340,151
60% LAR : 40% CIR	35%	£7,732,996	£6,530,841	£6,516,107	£6,497,609	£6,451,363	£6,173,886	£6,019,733
60% LAR : 40% CIR	40%	£6,339,633	£5,210,423	£5,195,689	£5,177,191	£5,130,945	£4,853,468	£4,699,314
60% LAR : 40% CIR	45%	£4,946,271	£3,890,004	£3,875,270	£3,856,772	£3,810,526	£3,533,049	£3,378,896
60% LAR : 40% CIR	50%	£3,552,908	£2,569,586	£2,554,852	£2,536,354	£2,490,108	£2,212,631	£2,058,477

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,532,830	£19,820,071	£19,805,337	£19,786,838	£19,740,591	£19,463,114	£19,308,961
60% LAR : 40% CIR	5%	£20,139,469	£18,499,652	£18,484,918	£18,466,420	£18,420,173	£18,142,696	£17,988,542
60% LAR : 40% CIR	10%	£18,746,106	£17,179,234	£17,164,500	£17,146,001	£17,099,754	£16,822,278	£16,668,124
60% LAR : 40% CIR	15%	£17,352,744	£15,858,815	£15,844,081	£15,825,583	£15,779,336	£15,501,859	£15,347,705
60% LAR : 40% CIR	20%	£15,959,382	£14,538,397	£14,523,663	£14,505,164	£14,458,918	£14,181,442	£14,027,287
60% LAR : 40% CIR	25%	£14,566,019	£13,217,978	£13,203,244	£13,184,746	£13,138,499	£12,861,023	£12,706,869
60% LAR : 40% CIR	30%	£13,172,658	£11,897,560	£11,882,826	£11,864,327	£11,818,082	£11,540,605	£11,386,451
60% LAR : 40% CIR	35%	£11,779,296	£10,577,141	£10,562,407	£10,543,909	£10,497,663	£10,220,186	£10,066,033
60% LAR : 40% CIR	40%	£10,385,933	£9,256,723	£9,241,989	£9,223,491	£9,177,245	£8,899,768	£8,745,614
60% LAR : 40% CIR	45%	£8,992,571	£7,936,304	£7,921,570	£7,903,072	£7,856,826	£7,579,349	£7,425,196
60% LAR : 40% CIR	50%	£7,599,208	£6,615,886	£6,601,152	£6,582,654	£6,536,408	£6,258,931	£6,104,777

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£23,209,430	£21,496,671	£21,481,937	£21,463,438	£21,417,191	£21,139,714	£20,985,561
60% LAR : 40% CIR	5%	£21,816,069	£20,176,252	£20,161,518	£20,143,020	£20,096,773	£19,819,296	£19,665,142
60% LAR : 40% CIR	10%	£20,422,706	£18,855,834	£18,841,100	£18,822,601	£18,776,354	£18,498,878	£18,344,724
60% LAR : 40% CIR	15%	£19,029,344	£17,535,415	£17,520,681	£17,502,183	£17,455,936	£17,178,459	£17,024,305
60% LAR : 40% CIR	20%	£17,635,982	£16,214,997	£16,200,263	£16,181,764	£16,135,518	£15,858,042	£15,703,887
60% LAR : 40% CIR	25%	£16,242,619	£14,894,578	£14,879,844	£14,861,346	£14,815,099	£14,537,623	£14,383,469
60% LAR : 40% CIR	30%	£14,849,258	£13,574,160	£13,559,426	£13,540,927	£13,494,682	£13,217,205	£13,063,051
60% LAR : 40% CIR	35%	£13,455,896	£12,253,741	£12,239,007	£12,220,509	£12,174,263	£11,896,786	£11,742,633
60% LAR : 40% CIR	40%	£12,062,533	£10,933,323	£10,918,589	£10,900,091	£10,853,845	£10,576,368	£10,422,214
60% LAR : 40% CIR	45%	£10,669,171	£9,612,904	£9,598,170	£9,579,672	£9,533,426	£9,255,949	£9,101,796
60% LAR : 40% CIR	50%	£9,275,808	£8,292,486	£8,277,752	£8,259,254	£8,213,008	£7,935,531	£7,781,377

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£25,191,330	£23,478,571	£23,463,837	£23,445,338	£23,399,091	£23,121,614	£22,967,461
60% LAR : 40% CIR	5%	£23,797,969	£22,158,152	£22,143,418	£22,124,920	£22,078,673	£21,801,196	£21,647,042
60% LAR : 40% CIR	10%	£22,404,606	£20,837,734	£20,823,000	£20,804,501	£20,758,254	£20,480,778	£20,326,624
60% LAR : 40% CIR	15%	£21,011,244	£19,517,315	£19,502,581	£19,484,083	£19,437,836	£19,160,359	£19,006,205
60% LAR : 40% CIR	20%	£19,617,882	£18,196,897	£18,182,163	£18,163,664	£18,117,418	£17,839,942	£17,685,787
60% LAR : 40% CIR	25%	£18,224,519	£16,876,478	£16,861,744	£16,843,246	£16,796,999	£16,519,523	£16,365,369
60% LAR : 40% CIR	30%	£16,831,158	£15,556,060	£15,541,326	£15,522,827	£15,476,582	£15,199,105	£15,044,951
60% LAR : 40% CIR	35%	£15,437,796	£14,235,641	£14,220,907	£14,202,409	£14,156,163	£13,878,686	£13,724,533
60% LAR : 40% CIR	40%	£14,044,433	£12,915,223	£12,900,489	£12,881,991	£12,835,745	£12,558,268	£12,404,114
60% LAR : 40% CIR	45%	£12,651,071	£11,594,804	£11,580,070	£11,561,572	£11,515,326	£11,237,849	£11,083,696
60% LAR : 40% CIR	50%	£11,257,708	£10,274,386	£10,259,652	£10,241,154	£10,194,908	£9,917,431	£9,763,277

LB Camden
Local Plan Viability Testing 2025

Resi 9 - 30 Flats	

Value Area	**Zone A - Lower Cenral Zone**

No Units	**30**
Site Area	**0.1 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£30,186,696	£28,427,000	£28,412,266	£28,393,768	£28,347,522	£28,070,045	£27,915,891
60% LAR : 40% CIR	5%	£28,646,571	£26,962,165	£26,947,431	£26,928,933	£26,882,687	£26,605,210	£26,451,057
60% LAR : 40% CIR	10%	£27,106,446	£25,497,331	£25,482,597	£25,464,098	£25,417,852	£25,140,375	£24,986,221
60% LAR : 40% CIR	15%	£25,566,320	£24,032,495	£24,017,762	£23,999,263	£23,953,017	£23,675,540	£23,521,386
60% LAR : 40% CIR	20%	£24,026,194	£22,567,660	£22,552,926	£22,534,428	£22,488,182	£22,210,705	£22,056,552
60% LAR : 40% CIR	25%	£22,486,069	£21,102,826	£21,088,092	£21,069,594	£21,023,347	£20,745,871	£20,591,717
60% LAR : 40% CIR	30%	£20,945,943	£19,637,991	£19,623,257	£19,604,759	£19,558,512	£19,281,035	£19,126,881
60% LAR : 40% CIR	35%	£19,405,818	£18,173,156	£18,158,422	£18,139,923	£18,093,677	£17,816,201	£17,662,047
60% LAR : 40% CIR	40%	£17,865,693	£16,708,321	£16,693,587	£16,675,089	£16,628,843	£16,351,366	£16,197,212
60% LAR : 40% CIR	45%	£16,325,567	£15,243,486	£15,228,752	£15,210,254	£15,164,007	£14,886,530	£14,732,377
60% LAR : 40% CIR	50%	£14,785,442	£13,778,651	£13,763,917	£13,745,418	£13,699,173	£13,421,696	£13,267,542

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£20,421,796	£18,662,100	£18,647,366	£18,628,868	£18,582,622	£18,305,145	£18,150,991
60% LAR : 40% CIR	5%	£18,881,671	£17,197,265	£17,182,531	£17,164,033	£17,117,787	£16,840,310	£16,686,157
60% LAR : 40% CIR	10%	£17,341,546	£15,732,431	£15,717,697	£15,699,198	£15,652,952	£15,375,475	£15,221,321
60% LAR : 40% CIR	15%	£15,801,420	£14,267,595	£14,252,862	£14,234,363	£14,188,117	£13,910,640	£13,756,486
60% LAR : 40% CIR	20%	£14,261,294	£12,802,760	£12,788,026	£12,769,528	£12,723,282	£12,445,805	£12,291,652
60% LAR : 40% CIR	25%	£12,721,169	£11,337,926	£11,323,192	£11,304,694	£11,258,447	£10,980,971	£10,826,817
60% LAR : 40% CIR	30%	£11,181,043	£9,873,091	£9,858,357	£9,839,859	£9,793,612	£9,516,135	£9,361,981
60% LAR : 40% CIR	35%	£9,640,918	£8,408,256	£8,393,522	£8,375,023	£8,328,777	£8,051,301	£7,897,147
60% LAR : 40% CIR	40%	£8,100,793	£6,943,421	£6,928,687	£6,910,189	£6,863,943	£6,586,466	£6,432,312
60% LAR : 40% CIR	45%	£6,560,667	£5,478,586	£5,463,852	£5,445,354	£5,399,107	£5,121,630	£4,967,477
60% LAR : 40% CIR	50%	£5,020,542	£4,013,751	£3,999,017	£3,980,518	£3,934,273	£3,656,796	£3,502,642

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£24,468,096	£22,708,400	£22,693,666	£22,675,168	£22,628,922	£22,351,445	£22,197,291
60% LAR : 40% CIR	5%	£22,927,971	£21,243,565	£21,228,831	£21,210,333	£21,164,087	£20,886,610	£20,732,457
60% LAR : 40% CIR	10%	£21,387,846	£19,778,731	£19,763,997	£19,745,498	£19,699,252	£19,421,775	£19,267,621
60% LAR : 40% CIR	15%	£19,847,720	£18,313,895	£18,299,162	£18,280,663	£18,234,417	£17,956,940	£17,802,786
60% LAR : 40% CIR	20%	£18,307,594	£16,849,060	£16,834,326	£16,815,828	£16,769,582	£16,492,105	£16,337,952
60% LAR : 40% CIR	25%	£16,767,469	£15,384,226	£15,369,492	£15,350,994	£15,304,747	£15,027,271	£14,873,117
60% LAR : 40% CIR	30%	£15,227,343	£13,919,391	£13,904,657	£13,886,159	£13,839,912	£13,562,435	£13,408,281
60% LAR : 40% CIR	35%	£13,687,218	£12,454,556	£12,439,822	£12,421,323	£12,375,077	£12,097,601	£11,943,447
60% LAR : 40% CIR	40%	£12,147,093	£10,989,721	£10,974,987	£10,956,489	£10,910,243	£10,632,766	£10,478,612
60% LAR : 40% CIR	45%	£10,606,967	£9,524,886	£9,510,152	£9,491,654	£9,445,407	£9,167,930	£9,013,777
60% LAR : 40% CIR	50%	£9,066,842	£8,060,051	£8,045,317	£8,026,818	£7,980,573	£7,703,096	£7,548,942

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£26,144,696	£24,385,000	£24,370,266	£24,351,768	£24,305,522	£24,028,045	£23,873,891
60% LAR : 40% CIR	5%	£24,604,571	£22,920,165	£22,905,431	£22,886,933	£22,840,687	£22,563,210	£22,409,057
60% LAR : 40% CIR	10%	£23,064,446	£21,455,331	£21,440,597	£21,422,098	£21,375,852	£21,098,375	£20,944,221
60% LAR : 40% CIR	15%	£21,524,320	£19,990,495	£19,975,762	£19,957,263	£19,911,017	£19,633,540	£19,479,386
60% LAR : 40% CIR	20%	£19,984,194	£18,525,660	£18,510,926	£18,492,428	£18,446,182	£18,168,705	£18,014,552
60% LAR : 40% CIR	25%	£18,444,069	£17,060,826	£17,046,092	£17,027,594	£16,981,347	£16,703,871	£16,549,717
60% LAR : 40% CIR	30%	£16,903,943	£15,595,991	£15,581,257	£15,562,759	£15,516,512	£15,239,035	£15,084,881
60% LAR : 40% CIR	35%	£15,363,818	£14,131,156	£14,116,422	£14,097,923	£14,051,677	£13,774,201	£13,620,047
60% LAR : 40% CIR	40%	£13,823,693	£12,666,321	£12,651,587	£12,633,089	£12,586,843	£12,309,366	£12,155,212
60% LAR : 40% CIR	45%	£12,283,567	£11,201,486	£11,186,752	£11,168,254	£11,122,007	£10,844,530	£10,690,377
60% LAR : 40% CIR	50%	£10,743,442	£9,736,651	£9,721,917	£9,703,418	£9,657,173	£9,379,696	£9,225,542

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£28,126,596	£26,366,900	£26,352,166	£26,333,668	£26,287,422	£26,009,945	£25,855,791
60% LAR : 40% CIR	5%	£26,586,471	£24,902,065	£24,887,331	£24,868,833	£24,822,587	£24,545,110	£24,390,957
60% LAR : 40% CIR	10%	£25,046,346	£23,437,231	£23,422,497	£23,403,998	£23,357,752	£23,080,275	£22,926,121
60% LAR : 40% CIR	15%	£23,506,220	£21,972,395	£21,957,662	£21,939,163	£21,892,917	£21,615,440	£21,461,286
60% LAR : 40% CIR	20%	£21,966,094	£20,507,560	£20,492,826	£20,474,328	£20,428,082	£20,150,605	£19,996,452
60% LAR : 40% CIR	25%	£20,425,969	£19,042,726	£19,027,992	£19,009,494	£18,963,247	£18,685,771	£18,531,617
60% LAR : 40% CIR	30%	£18,885,843	£17,577,891	£17,563,157	£17,544,659	£17,498,412	£17,220,935	£17,066,781
60% LAR : 40% CIR	35%	£17,345,718	£16,113,056	£16,098,322	£16,079,823	£16,033,577	£15,756,101	£15,601,947
60% LAR : 40% CIR	40%	£15,805,593	£14,648,221	£14,633,487	£14,614,989	£14,568,743	£14,291,266	£14,137,112
60% LAR : 40% CIR	45%	£14,265,467	£13,183,386	£13,168,652	£13,150,154	£13,103,907	£12,826,430	£12,672,277
60% LAR : 40% CIR	50%	£12,725,342	£11,718,551	£11,703,817	£11,685,318	£11,639,073	£11,361,596	£11,207,442

LB Camden
Local Plan Viability Testing 2025

Resi 9 - 30 Flats	
No Units	**30**
Site Area	**0.1 Ha**

Value Area	**Zone A - Medium Central Zone**	
Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£37,035,649	£35,166,437	£35,151,703	£35,133,205	£35,086,959	£34,809,482	£34,655,329
60% LAR : 40% CIR	5%	£35,153,076	£33,364,631	£33,349,897	£33,331,398	£33,285,153	£33,007,676	£32,853,522
60% LAR : 40% CIR	10%	£33,270,502	£31,562,824	£31,548,090	£31,529,592	£31,483,345	£31,205,869	£31,051,714
60% LAR : 40% CIR	15%	£31,387,930	£29,761,017	£29,746,283	£29,727,785	£29,681,538	£29,404,061	£29,249,908
60% LAR : 40% CIR	20%	£29,505,357	£27,959,211	£27,944,477	£27,925,978	£27,879,731	£27,602,255	£27,448,101
60% LAR : 40% CIR	25%	£27,622,784	£26,157,404	£26,142,670	£26,124,172	£26,077,925	£25,800,448	£25,646,294
60% LAR : 40% CIR	30%	£25,740,211	£24,355,597	£24,340,863	£24,322,364	£24,276,118	£23,998,641	£23,844,487
60% LAR : 40% CIR	35%	£23,857,637	£22,553,790	£22,539,056	£22,520,557	£22,474,311	£22,196,834	£22,042,681
60% LAR : 40% CIR	40%	£21,975,064	£20,751,983	£20,737,249	£20,718,750	£20,672,505	£20,395,028	£20,240,874
60% LAR : 40% CIR	45%	£20,092,491	£18,950,176	£18,935,442	£18,916,944	£18,870,698	£18,593,221	£18,439,067
60% LAR : 40% CIR	50%	£18,209,918	£17,148,369	£17,133,635	£17,115,137	£17,068,891	£16,791,414	£16,637,261

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£27,270,749	£25,401,537	£25,386,803	£25,368,305	£25,322,059	£25,044,582	£24,890,429
60% LAR : 40% CIR	5%	£25,388,176	£23,599,731	£23,584,997	£23,566,498	£23,520,253	£23,242,776	£23,088,622
60% LAR : 40% CIR	10%	£23,505,602	£21,797,924	£21,783,190	£21,764,692	£21,718,445	£21,440,969	£21,286,814
60% LAR : 40% CIR	15%	£21,623,030	£19,996,117	£19,981,383	£19,962,885	£19,916,638	£19,639,161	£19,485,008
60% LAR : 40% CIR	20%	£19,740,457	£18,194,311	£18,179,577	£18,161,078	£18,114,831	£17,837,355	£17,683,201
60% LAR : 40% CIR	25%	£17,857,884	£16,392,504	£16,377,770	£16,359,272	£16,313,025	£16,035,548	£15,881,394
60% LAR : 40% CIR	30%	£15,975,311	£14,590,697	£14,575,963	£14,557,464	£14,511,218	£14,233,741	£14,079,587
60% LAR : 40% CIR	35%	£14,092,737	£12,788,890	£12,774,156	£12,755,657	£12,709,411	£12,431,934	£12,277,781
60% LAR : 40% CIR	40%	£12,210,164	£10,987,083	£10,972,349	£10,953,850	£10,907,605	£10,630,128	£10,475,974
60% LAR : 40% CIR	45%	£10,327,591	£9,185,276	£9,170,542	£9,152,044	£9,105,798	£8,828,321	£8,674,167
60% LAR : 40% CIR	50%	£8,445,018	£7,383,469	£7,368,735	£7,350,237	£7,303,991	£7,026,514	£6,872,361

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£31,317,049	£29,447,837	£29,433,103	£29,414,605	£29,368,359	£29,090,882	£28,936,729
60% LAR : 40% CIR	5%	£29,434,476	£27,646,031	£27,631,297	£27,612,798	£27,566,553	£27,289,076	£27,134,922
60% LAR : 40% CIR	10%	£27,551,902	£25,844,224	£25,829,490	£25,810,992	£25,764,745	£25,487,269	£25,333,114
60% LAR : 40% CIR	15%	£25,669,330	£24,042,417	£24,027,683	£24,009,185	£23,962,938	£23,685,461	£23,531,308
60% LAR : 40% CIR	20%	£23,786,757	£22,240,611	£22,225,877	£22,207,378	£22,161,131	£21,883,655	£21,729,501
60% LAR : 40% CIR	25%	£21,904,184	£20,438,804	£20,424,070	£20,405,572	£20,359,325	£20,081,848	£19,927,694
60% LAR : 40% CIR	30%	£20,021,611	£18,636,997	£18,622,263	£18,603,764	£18,557,518	£18,280,041	£18,125,887
60% LAR : 40% CIR	35%	£18,139,037	£16,835,190	£16,820,456	£16,801,957	£16,755,711	£16,478,234	£16,324,081
60% LAR : 40% CIR	40%	£16,256,464	£15,033,383	£15,018,649	£15,000,150	£14,953,905	£14,676,428	£14,522,274
60% LAR : 40% CIR	45%	£14,373,891	£13,231,576	£13,216,842	£13,198,344	£13,152,098	£12,874,621	£12,720,467
60% LAR : 40% CIR	50%	£12,491,318	£11,429,769	£11,415,035	£11,396,537	£11,350,291	£11,072,814	£10,918,661

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£32,993,649	£31,124,437	£31,109,703	£31,091,205	£31,044,959	£30,767,482	£30,613,329
60% LAR : 40% CIR	5%	£31,111,076	£29,322,631	£29,307,897	£29,289,398	£29,243,153	£28,965,676	£28,811,522
60% LAR : 40% CIR	10%	£29,228,502	£27,520,824	£27,506,090	£27,487,592	£27,441,345	£27,163,869	£27,009,714
60% LAR : 40% CIR	15%	£27,345,930	£25,719,017	£25,704,283	£25,685,785	£25,639,538	£25,362,061	£25,207,908
60% LAR : 40% CIR	20%	£25,463,357	£23,917,211	£23,902,477	£23,883,978	£23,837,731	£23,560,255	£23,406,101
60% LAR : 40% CIR	25%	£23,580,784	£22,115,404	£22,100,670	£22,082,172	£22,035,925	£21,758,448	£21,604,294
60% LAR : 40% CIR	30%	£21,698,211	£20,313,597	£20,298,863	£20,280,364	£20,234,118	£19,956,641	£19,802,487
60% LAR : 40% CIR	35%	£19,815,637	£18,511,790	£18,497,056	£18,478,557	£18,432,311	£18,154,834	£18,000,681
60% LAR : 40% CIR	40%	£17,933,064	£16,709,983	£16,695,249	£16,676,750	£16,630,505	£16,353,028	£16,198,874
60% LAR : 40% CIR	45%	£16,050,491	£14,908,176	£14,893,442	£14,874,944	£14,828,698	£14,551,221	£14,397,067
60% LAR : 40% CIR	50%	£14,167,918	£13,106,369	£13,091,635	£13,073,137	£13,026,891	£12,749,414	£12,595,261

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£34,975,549	£33,106,337	£33,091,603	£33,073,105	£33,026,859	£32,749,382	£32,595,229
60% LAR : 40% CIR	5%	£33,092,976	£31,304,531	£31,289,797	£31,271,298	£31,225,053	£30,947,576	£30,793,422
60% LAR : 40% CIR	10%	£31,210,402	£29,502,724	£29,487,990	£29,469,492	£29,423,245	£29,145,769	£28,991,614
60% LAR : 40% CIR	15%	£29,327,830	£27,700,917	£27,686,183	£27,667,685	£27,621,438	£27,343,961	£27,189,808
60% LAR : 40% CIR	20%	£27,445,257	£25,899,111	£25,884,377	£25,865,878	£25,819,631	£25,542,155	£25,388,001
60% LAR : 40% CIR	25%	£25,562,684	£24,097,304	£24,082,570	£24,064,072	£24,017,825	£23,740,348	£23,586,194
60% LAR : 40% CIR	30%	£23,680,111	£22,295,497	£22,280,763	£22,262,264	£22,216,018	£21,938,541	£21,784,387
60% LAR : 40% CIR	35%	£21,797,537	£20,493,690	£20,478,956	£20,460,457	£20,414,211	£20,136,734	£19,982,581
60% LAR : 40% CIR	40%	£19,914,964	£18,691,883	£18,677,149	£18,658,650	£18,612,405	£18,334,928	£18,180,774
60% LAR : 40% CIR	45%	£18,032,391	£16,890,076	£16,875,342	£16,856,844	£16,810,598	£16,533,121	£16,378,967
60% LAR : 40% CIR	50%	£16,149,818	£15,088,269	£15,073,535	£15,055,037	£15,008,791	£14,731,314	£14,577,161

LB Camden
Local Plan Viability Testing 2025

Resi 9 - 30 Flats		**Value Area**	**Zone A - Higher Central Zone**

No Units	**30**
Site Area	**0.1 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£40,949,336	£39,017,544	£39,002,810	£38,984,312	£38,938,066	£38,660,589	£38,506,436
60% LAR : 40% CIR	5%	£38,871,079	£37,023,182	£37,008,448	£36,989,949	£36,943,704	£36,666,227	£36,512,073
60% LAR : 40% CIR	10%	£36,792,821	£35,028,820	£35,014,086	£34,995,588	£34,949,342	£34,671,865	£34,517,711
60% LAR : 40% CIR	15%	£34,714,564	£33,034,458	£33,019,724	£33,001,225	£32,954,979	£32,677,503	£32,523,349
60% LAR : 40% CIR	20%	£32,636,306	£31,040,096	£31,025,362	£31,006,864	£30,960,617	£30,683,141	£30,528,986
60% LAR : 40% CIR	25%	£30,558,049	£29,045,733	£29,030,999	£29,012,501	£28,966,255	£28,688,778	£28,534,625
60% LAR : 40% CIR	30%	£28,479,791	£27,051,372	£27,036,638	£27,018,139	£26,971,893	£26,694,416	£26,540,262
60% LAR : 40% CIR	35%	£26,401,534	£25,057,009	£25,042,275	£25,023,777	£24,977,531	£24,700,054	£24,545,900
60% LAR : 40% CIR	40%	£24,323,276	£23,062,648	£23,047,914	£23,029,415	£22,983,168	£22,705,692	£22,551,538
60% LAR : 40% CIR	45%	£22,245,019	£21,068,285	£21,053,551	£21,035,053	£20,988,807	£20,711,330	£20,557,176
60% LAR : 40% CIR	50%	£20,166,761	£19,073,923	£19,059,189	£19,040,691	£18,994,444	£18,716,967	£18,562,814

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£31,184,436	£29,252,644	£29,237,910	£29,219,412	£29,173,166	£28,895,689	£28,741,536
60% LAR : 40% CIR	5%	£29,106,179	£27,258,282	£27,243,548	£27,225,049	£27,178,804	£26,901,327	£26,747,173
60% LAR : 40% CIR	10%	£27,027,921	£25,263,920	£25,249,186	£25,230,688	£25,184,442	£24,906,965	£24,752,811
60% LAR : 40% CIR	15%	£24,949,664	£23,269,558	£23,254,824	£23,236,325	£23,190,079	£22,912,603	£22,758,449
60% LAR : 40% CIR	20%	£22,871,406	£21,275,196	£21,260,462	£21,241,964	£21,195,717	£20,918,241	£20,764,086
60% LAR : 40% CIR	25%	£20,793,149	£19,280,833	£19,266,099	£19,247,601	£19,201,355	£18,923,878	£18,769,725
60% LAR : 40% CIR	30%	£18,714,891	£17,286,472	£17,271,738	£17,253,239	£17,206,993	£16,929,516	£16,775,362
60% LAR : 40% CIR	35%	£16,636,634	£15,292,109	£15,277,375	£15,258,877	£15,212,631	£14,935,154	£14,781,000
60% LAR : 40% CIR	40%	£14,558,376	£13,297,748	£13,283,014	£13,264,515	£13,218,268	£12,940,792	£12,786,638
60% LAR : 40% CIR	45%	£12,480,119	£11,303,385	£11,288,651	£11,270,153	£11,223,907	£10,946,430	£10,792,276
60% LAR : 40% CIR	50%	£10,401,861	£9,309,023	£9,294,289	£9,275,791	£9,229,544	£8,952,067	£8,797,914

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£35,230,736	£33,298,944	£33,284,210	£33,265,712	£33,219,466	£32,941,989	£32,787,836
60% LAR : 40% CIR	5%	£33,152,479	£31,304,582	£31,289,848	£31,271,349	£31,225,104	£30,947,627	£30,793,473
60% LAR : 40% CIR	10%	£31,074,221	£29,310,220	£29,295,486	£29,276,988	£29,230,742	£28,953,265	£28,799,111
60% LAR : 40% CIR	15%	£28,995,964	£27,315,858	£27,301,124	£27,282,625	£27,236,379	£26,958,903	£26,804,749
60% LAR : 40% CIR	20%	£26,917,706	£25,321,496	£25,306,762	£25,288,264	£25,242,017	£24,964,541	£24,810,386
60% LAR : 40% CIR	25%	£24,839,449	£23,327,133	£23,312,399	£23,293,901	£23,247,655	£22,970,178	£22,816,025
60% LAR : 40% CIR	30%	£22,761,191	£21,332,772	£21,318,038	£21,299,539	£21,253,293	£20,975,816	£20,821,662
60% LAR : 40% CIR	35%	£20,682,934	£19,338,409	£19,323,675	£19,305,177	£19,258,931	£18,981,454	£18,827,300
60% LAR : 40% CIR	40%	£18,604,676	£17,344,048	£17,329,314	£17,310,815	£17,264,568	£16,987,092	£16,832,938
60% LAR : 40% CIR	45%	£16,526,419	£15,349,685	£15,334,951	£15,316,453	£15,270,207	£14,992,730	£14,838,576
60% LAR : 40% CIR	50%	£14,448,161	£13,355,323	£13,340,589	£13,322,091	£13,275,844	£12,998,367	£12,844,214

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£36,907,336	£34,975,544	£34,960,810	£34,942,312	£34,896,066	£34,618,589	£34,464,436
60% LAR : 40% CIR	5%	£34,829,079	£32,981,182	£32,966,448	£32,947,949	£32,901,704	£32,624,227	£32,470,073
60% LAR : 40% CIR	10%	£32,750,821	£30,986,820	£30,972,086	£30,953,588	£30,907,342	£30,629,865	£30,475,711
60% LAR : 40% CIR	15%	£30,672,564	£28,992,458	£28,977,724	£28,959,225	£28,912,979	£28,635,503	£28,481,349
60% LAR : 40% CIR	20%	£28,594,306	£26,998,096	£26,983,362	£26,964,864	£26,918,617	£26,641,141	£26,486,986
60% LAR : 40% CIR	25%	£26,516,049	£25,003,733	£24,988,999	£24,970,501	£24,924,255	£24,646,778	£24,492,625
60% LAR : 40% CIR	30%	£24,437,791	£23,009,372	£22,994,638	£22,976,139	£22,929,893	£22,652,416	£22,498,262
60% LAR : 40% CIR	35%	£22,359,534	£21,015,009	£21,000,275	£20,981,777	£20,935,531	£20,658,054	£20,503,900
60% LAR : 40% CIR	40%	£20,281,276	£19,020,648	£19,005,914	£18,987,415	£18,941,168	£18,663,692	£18,509,538
60% LAR : 40% CIR	45%	£18,203,019	£17,026,285	£17,011,551	£16,993,053	£16,946,807	£16,669,330	£16,515,176
60% LAR : 40% CIR	50%	£16,124,761	£15,031,923	£15,017,189	£14,998,691	£14,952,444	£14,674,967	£14,520,814

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£38,889,236	£36,957,444	£36,942,710	£36,924,212	£36,877,966	£36,600,489	£36,446,336
60% LAR : 40% CIR	5%	£36,810,979	£34,963,082	£34,948,348	£34,929,849	£34,883,604	£34,606,127	£34,451,973
60% LAR : 40% CIR	10%	£34,732,721	£32,968,720	£32,953,986	£32,935,488	£32,889,242	£32,611,765	£32,457,611
60% LAR : 40% CIR	15%	£32,654,464	£30,974,358	£30,959,624	£30,941,125	£30,894,879	£30,617,403	£30,463,249
60% LAR : 40% CIR	20%	£30,576,206	£28,979,996	£28,965,262	£28,946,764	£28,900,517	£28,623,041	£28,468,886
60% LAR : 40% CIR	25%	£28,497,949	£26,985,633	£26,970,899	£26,952,401	£26,906,155	£26,628,678	£26,474,525
60% LAR : 40% CIR	30%	£26,419,691	£24,991,272	£24,976,538	£24,958,039	£24,911,793	£24,634,316	£24,480,162
60% LAR : 40% CIR	35%	£24,341,434	£22,996,909	£22,982,175	£22,963,677	£22,917,431	£22,639,954	£22,485,800
60% LAR : 40% CIR	40%	£22,263,176	£21,002,548	£20,987,814	£20,969,315	£20,923,068	£20,645,592	£20,491,438
60% LAR : 40% CIR	45%	£20,184,919	£19,008,185	£18,993,451	£18,974,953	£18,928,707	£18,651,230	£18,497,076
60% LAR : 40% CIR	50%	£18,106,661	£17,013,823	£16,999,089	£16,980,591	£16,934,344	£16,656,867	£16,502,714

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats		**Value Area**	**Zone A - Zone 1 and Eastern Central Zone**

No Units	**50**
Site Area	**0.14 Ha**

Sales value inflation	**Growth**
Build cost inflation	**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,142,197	£18,729,834	£18,704,534	£18,662,024	£18,555,751	£17,918,114	£17,563,872
60% LAR : 40% CIR	5%	£19,733,253	£17,423,772	£17,398,568	£17,356,227	£17,250,376	£16,615,269	£16,262,432
60% LAR : 40% CIR	10%	£18,319,582	£16,113,016	£16,087,901	£16,045,716	£15,940,254	£15,307,485	£14,955,946
60% LAR : 40% CIR	15%	£16,901,233	£14,797,614	£14,772,578	£14,730,537	£14,625,433	£13,994,809	£13,644,463
60% LAR : 40% CIR	20%	£15,478,251	£13,477,611	£13,452,647	£13,410,736	£13,305,959	£12,677,291	£12,328,032
60% LAR : 40% CIR	25%	£14,050,681	£12,153,052	£12,128,153	£12,086,361	£11,981,877	£11,354,978	£11,006,702
60% LAR : 40% CIR	30%	£12,618,571	£10,823,983	£10,799,142	£10,757,454	£10,653,234	£10,027,919	£9,679,476
60% LAR : 40% CIR	35%	£11,181,965	£9,490,452	£9,465,659	£9,424,063	£9,320,077	£8,691,276	£8,339,367
60% LAR : 40% CIR	40%	£9,740,911	£8,150,498	£8,125,369	£8,083,222	£7,977,856	£7,345,656	£6,994,433
60% LAR : 40% CIR	45%	£8,295,453	£6,798,874	£6,773,778	£6,731,701	£6,626,510	£5,995,364	£5,644,727
60% LAR : 40% CIR	50%	£6,844,365	£5,442,856	£5,417,786	£5,375,768	£5,270,722	£4,640,449	£4,290,296

0

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

£97,649,000

0

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,192,340	£4,779,977	£4,754,677	£4,712,167	£4,605,894	£3,968,257	£3,614,014
60% LAR : 40% CIR	5%	£5,783,396	£3,473,915	£3,448,711	£3,406,370	£3,300,519	£2,665,412	£2,312,575
60% LAR : 40% CIR	10%	£4,369,725	£2,163,159	£2,138,044	£2,095,859	£1,990,397	£1,357,628	£1,006,089
60% LAR : 40% CIR	15%	£2,951,376	£847,757	£822,721	£780,680	£675,576	£44,952	-£305,395
60% LAR : 40% CIR	20%	£1,528,394	-£472,246	-£497,210	-£539,121	-£643,898	-£1,272,566	-£1,621,825
60% LAR : 40% CIR	25%	£100,824	-£1,796,805	-£1,821,704	-£1,863,496	-£1,967,980	-£2,594,879	-£2,943,155
60% LAR : 40% CIR	30%	-£1,331,286	-£3,125,874	-£3,150,715	-£3,192,404	-£3,296,623	-£3,921,938	-£4,270,381
60% LAR : 40% CIR	35%	-£2,767,893	-£4,459,405	-£4,484,199	-£4,525,794	-£4,629,780	-£5,258,581	-£5,610,490
60% LAR : 40% CIR	40%	-£4,208,946	-£5,799,359	-£5,824,488	-£5,866,635	-£5,972,001	-£6,604,201	-£6,955,424
60% LAR : 40% CIR	45%	-£5,654,404	-£7,150,983	-£7,176,079	-£7,218,156	-£7,323,347	-£7,954,493	-£8,305,130
60% LAR : 40% CIR	50%	-£7,105,492	-£8,507,001	-£8,532,071	-£8,574,089	-£8,679,135	-£9,309,408	-£9,659,561

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,972,769	£10,560,406	£10,535,105	£10,492,596	£10,386,323	£9,748,686	£9,394,443
60% LAR : 40% CIR	5%	£11,563,824	£9,254,343	£9,229,139	£9,186,798	£9,080,947	£8,445,840	£8,093,004
60% LAR : 40% CIR	10%	£10,150,154	£7,943,587	£7,918,472	£7,876,288	£7,770,826	£7,138,056	£6,786,518
60% LAR : 40% CIR	15%	£8,731,805	£6,628,186	£6,603,150	£6,561,109	£6,456,004	£5,825,380	£5,475,034
60% LAR : 40% CIR	20%	£7,308,823	£5,308,182	£5,283,219	£5,241,308	£5,136,530	£4,507,862	£4,158,603
60% LAR : 40% CIR	25%	£5,881,253	£3,983,624	£3,958,725	£3,916,932	£3,812,449	£3,185,550	£2,837,273
60% LAR : 40% CIR	30%	£4,449,142	£2,654,555	£2,629,713	£2,588,025	£2,483,806	£1,858,491	£1,510,048
60% LAR : 40% CIR	35%	£3,012,536	£1,321,023	£1,296,230	£1,254,635	£1,150,649	£521,848	£169,938
60% LAR : 40% CIR	40%	£1,571,482	-£18,930	-£44,060	-£86,206	-£191,573	-£823,772	-£1,174,995
60% LAR : 40% CIR	45%	£126,025	-£1,370,555	-£1,395,651	-£1,437,727	-£1,542,918	-£2,174,065	-£2,524,701
60% LAR : 40% CIR	50%	-£1,325,064	-£2,726,572	-£2,751,642	-£2,793,660	-£2,898,706	-£3,528,980	-£3,879,132

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,367,912	£12,955,549	£12,930,248	£12,887,738	£12,781,466	£12,143,829	£11,789,586
60% LAR : 40% CIR	5%	£13,958,967	£11,649,486	£11,624,282	£11,581,941	£11,476,090	£10,840,983	£10,488,147
60% LAR : 40% CIR	10%	£12,545,297	£10,338,730	£10,313,615	£10,271,431	£10,165,968	£9,533,199	£9,181,661
60% LAR : 40% CIR	15%	£11,126,948	£9,023,329	£8,998,293	£8,956,252	£8,851,147	£8,220,523	£7,870,177
60% LAR : 40% CIR	20%	£9,703,965	£7,703,325	£7,678,362	£7,636,451	£7,531,673	£6,903,005	£6,553,746
60% LAR : 40% CIR	25%	£8,276,395	£6,378,767	£6,353,867	£6,312,075	£6,207,592	£5,580,693	£5,232,416
60% LAR : 40% CIR	30%	£6,844,285	£5,049,698	£5,024,856	£4,983,168	£4,878,949	£4,253,633	£3,905,191
60% LAR : 40% CIR	35%	£5,407,679	£3,716,166	£3,691,373	£3,649,778	£3,545,792	£2,916,990	£2,565,081
60% LAR : 40% CIR	40%	£3,966,625	£2,376,213	£2,351,083	£2,308,936	£2,203,570	£1,571,370	£1,220,148
60% LAR : 40% CIR	45%	£2,521,167	£1,024,588	£999,492	£957,416	£852,225	£221,078	-£129,559
60% LAR : 40% CIR	50%	£1,070,079	-£331,430	-£356,500	-£398,518	-£503,563	-£1,133,837	-£1,483,989

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,199,197	£15,786,834	£15,761,534	£15,719,024	£15,612,751	£14,975,114	£14,620,872
60% LAR : 40% CIR	5%	£16,790,253	£14,480,772	£14,455,568	£14,413,227	£14,307,376	£13,672,269	£13,319,432
60% LAR : 40% CIR	10%	£15,376,582	£13,170,016	£13,144,901	£13,102,716	£12,997,254	£12,364,485	£12,012,946
60% LAR : 40% CIR	15%	£13,958,233	£11,854,614	£11,829,578	£11,787,537	£11,682,433	£11,051,809	£10,701,463
60% LAR : 40% CIR	20%	£12,535,251	£10,534,611	£10,509,647	£10,467,736	£10,362,959	£9,734,291	£9,385,032
60% LAR : 40% CIR	25%	£11,107,681	£9,210,052	£9,185,153	£9,143,361	£9,038,877	£8,411,978	£8,063,702
60% LAR : 40% CIR	30%	£9,675,571	£7,880,983	£7,856,142	£7,814,454	£7,710,234	£7,084,919	£6,736,476
60% LAR : 40% CIR	35%	£8,238,965	£6,547,452	£6,522,659	£6,481,063	£6,377,077	£5,748,276	£5,396,367
60% LAR : 40% CIR	40%	£6,797,911	£5,207,498	£5,182,369	£5,140,222	£5,034,856	£4,402,656	£4,051,433
60% LAR : 40% CIR	45%	£5,352,453	£3,855,874	£3,830,778	£3,788,701	£3,683,510	£3,052,364	£2,701,727
60% LAR : 40% CIR	50%	£3,901,365	£2,499,856	£2,474,786	£2,432,768	£2,327,722	£1,697,449	£1,347,296

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats	

Value Area	Zone A - Kings Cross Lower

No Units	50
Site Area	0.14 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£21,142,197	£18,729,834	£18,704,534	£18,662,024	£18,555,751	£17,918,114	£17,563,872
60% LAR : 40% CIR	5%	£19,733,253	£17,423,772	£17,398,568	£17,356,227	£17,250,376	£16,615,269	£16,262,432
60% LAR : 40% CIR	10%	£18,319,582	£16,113,016	£16,087,901	£16,045,716	£15,940,254	£15,307,485	£14,955,946
60% LAR : 40% CIR	15%	£16,901,233	£14,797,614	£14,772,578	£14,730,537	£14,625,433	£13,994,809	£13,644,463
60% LAR : 40% CIR	20%	£15,478,251	£13,477,611	£13,452,647	£13,410,736	£13,305,959	£12,677,291	£12,328,032
60% LAR : 40% CIR	25%	£14,050,681	£12,153,052	£12,128,153	£12,086,361	£11,981,877	£11,354,978	£11,006,702
60% LAR : 40% CIR	30%	£12,618,571	£10,823,983	£10,799,142	£10,757,454	£10,653,234	£10,027,919	£9,679,476
60% LAR : 40% CIR	35%	£11,181,965	£9,490,452	£9,465,659	£9,424,063	£9,320,077	£8,691,276	£8,339,367
60% LAR : 40% CIR	40%	£9,740,911	£8,150,498	£8,125,369	£8,083,222	£7,977,856	£7,345,656	£6,994,433
60% LAR : 40% CIR	45%	£8,295,453	£6,798,874	£6,773,778	£6,731,701	£6,626,510	£5,995,364	£5,644,727
60% LAR : 40% CIR	50%	£6,844,365	£5,442,856	£5,417,786	£5,375,768	£5,270,722	£4,640,449	£4,290,296

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,192,340	£4,779,977	£4,754,677	£4,712,167	£4,605,894	£3,968,257	£3,614,014
60% LAR : 40% CIR	5%	£5,783,396	£3,473,915	£3,448,711	£3,406,370	£3,300,519	£2,665,412	£2,312,575
60% LAR : 40% CIR	10%	£4,369,725	£2,163,159	£2,138,044	£2,095,859	£1,990,397	£1,357,628	£1,006,089
60% LAR : 40% CIR	15%	£2,951,376	£847,757	£822,721	£780,680	£675,576	£44,952	-£305,395
60% LAR : 40% CIR	20%	£1,528,394	-£472,246	-£497,210	-£539,121	-£643,898	-£1,272,566	-£1,621,825
60% LAR : 40% CIR	25%	£100,824	-£1,796,805	-£1,821,704	-£1,863,496	-£1,967,980	-£2,594,879	-£2,943,155
60% LAR : 40% CIR	30%	-£1,331,286	-£3,125,874	-£3,150,715	-£3,192,404	-£3,296,623	-£3,921,938	-£4,270,381
60% LAR : 40% CIR	35%	-£2,767,893	-£4,459,405	-£4,484,199	-£4,525,794	-£4,629,780	-£5,258,581	-£5,610,490
60% LAR : 40% CIR	40%	-£4,208,946	-£5,799,359	-£5,824,488	-£5,866,635	-£5,972,001	-£6,604,201	-£6,955,424
60% LAR : 40% CIR	45%	-£5,654,404	-£7,150,983	-£7,176,079	-£7,218,156	-£7,323,347	-£7,954,493	-£8,305,130
60% LAR : 40% CIR	50%	-£7,105,492	-£8,507,001	-£8,532,071	-£8,574,089	-£8,679,135	-£9,309,408	-£9,659,561

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,972,769	£10,560,406	£10,535,105	£10,492,596	£10,386,323	£9,748,686	£9,394,443
60% LAR : 40% CIR	5%	£11,563,824	£9,254,343	£9,229,139	£9,186,798	£9,080,947	£8,445,840	£8,093,004
60% LAR : 40% CIR	10%	£10,150,154	£7,943,587	£7,918,472	£7,876,288	£7,770,826	£7,138,056	£6,786,518
60% LAR : 40% CIR	15%	£8,731,805	£6,628,186	£6,603,150	£6,561,109	£6,456,004	£5,825,380	£5,475,034
60% LAR : 40% CIR	20%	£7,308,823	£5,308,182	£5,283,219	£5,241,308	£5,136,530	£4,507,862	£4,158,603
60% LAR : 40% CIR	25%	£5,881,253	£3,983,624	£3,958,725	£3,916,932	£3,812,449	£3,185,550	£2,837,273
60% LAR : 40% CIR	30%	£4,449,142	£2,654,555	£2,629,713	£2,588,025	£2,483,806	£1,858,491	£1,510,048
60% LAR : 40% CIR	35%	£3,012,536	£1,321,023	£1,296,230	£1,254,635	£1,150,649	£521,848	£169,938
60% LAR : 40% CIR	40%	£1,571,482	-£18,930	-£44,060	-£86,206	-£191,573	-£823,772	-£1,174,995
60% LAR : 40% CIR	45%	£126,025	-£1,370,555	-£1,395,651	-£1,437,727	-£1,542,918	-£2,174,065	-£2,524,701
60% LAR : 40% CIR	50%	-£1,325,064	-£2,726,572	-£2,751,642	-£2,793,660	-£2,898,706	-£3,528,980	-£3,879,132

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,367,912	£12,955,549	£12,930,248	£12,887,738	£12,781,466	£12,143,829	£11,789,586
60% LAR : 40% CIR	5%	£13,958,967	£11,649,486	£11,624,282	£11,581,941	£11,476,090	£10,840,983	£10,488,147
60% LAR : 40% CIR	10%	£12,545,297	£10,338,730	£10,313,615	£10,271,431	£10,165,968	£9,533,199	£9,181,661
60% LAR : 40% CIR	15%	£11,126,948	£9,023,329	£8,998,293	£8,956,252	£8,851,147	£8,220,523	£7,870,177
60% LAR : 40% CIR	20%	£9,703,965	£7,703,325	£7,678,362	£7,636,451	£7,531,673	£6,903,005	£6,553,746
60% LAR : 40% CIR	25%	£8,276,395	£6,378,767	£6,353,867	£6,312,075	£6,207,592	£5,580,693	£5,232,416
60% LAR : 40% CIR	30%	£6,844,285	£5,049,698	£5,024,856	£4,983,168	£4,878,949	£4,253,633	£3,905,191
60% LAR : 40% CIR	35%	£5,407,679	£3,716,166	£3,691,373	£3,649,778	£3,545,792	£2,916,990	£2,565,081
60% LAR : 40% CIR	40%	£3,966,625	£2,376,213	£2,351,083	£2,308,936	£2,203,570	£1,571,370	£1,220,148
60% LAR : 40% CIR	45%	£2,521,167	£1,024,588	£999,492	£957,416	£852,225	£221,078	-£129,559
60% LAR : 40% CIR	50%	£1,070,079	-£331,430	-£356,500	-£398,518	-£503,563	-£1,133,837	-£1,483,989

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,199,197	£15,786,834	£15,761,534	£15,719,024	£15,612,751	£14,975,114	£14,620,872
60% LAR : 40% CIR	5%	£16,790,253	£14,480,772	£14,455,568	£14,413,227	£14,307,376	£13,672,269	£13,319,432
60% LAR : 40% CIR	10%	£15,376,582	£13,170,016	£13,144,901	£13,102,716	£12,997,254	£12,364,485	£12,012,946
60% LAR : 40% CIR	15%	£13,958,233	£11,854,614	£11,829,578	£11,787,537	£11,682,433	£11,051,809	£10,701,463
60% LAR : 40% CIR	20%	£12,535,251	£10,534,611	£10,509,647	£10,467,736	£10,362,959	£9,734,291	£9,385,032
60% LAR : 40% CIR	25%	£11,107,681	£9,210,052	£9,185,153	£9,143,361	£9,038,877	£8,411,978	£8,063,702
60% LAR : 40% CIR	30%	£9,675,571	£7,880,983	£7,856,142	£7,814,454	£7,710,234	£7,084,919	£6,736,476
60% LAR : 40% CIR	35%	£8,238,965	£6,547,452	£6,522,659	£6,481,063	£6,377,077	£5,748,276	£5,396,367
60% LAR : 40% CIR	40%	£6,797,911	£5,207,498	£5,182,369	£5,140,222	£5,034,856	£4,402,656	£4,051,433
60% LAR : 40% CIR	45%	£5,352,453	£3,855,874	£3,830,778	£3,788,701	£3,683,510	£3,052,364	£2,701,727
60% LAR : 40% CIR	50%	£3,901,365	£2,499,856	£2,474,786	£2,432,768	£2,327,722	£1,697,449	£1,347,296

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats		Value Area	Zone A - Kings Cross Higher

No Units	50
Site Area	0.14 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£24,609,283	£22,141,480	£22,116,179	£22,073,670	£21,967,398	£21,329,760	£20,975,517
60% LAR : 40% CIR	5%	£23,026,984	£20,664,835	£20,639,631	£20,597,290	£20,491,439	£19,856,333	£19,503,495
60% LAR : 40% CIR	10%	£21,439,959	£19,183,498	£19,158,382	£19,116,197	£19,010,736	£18,377,966	£18,026,427
60% LAR : 40% CIR	15%	£19,848,256	£17,697,513	£17,672,478	£17,630,436	£17,525,332	£16,894,708	£16,544,362
60% LAR : 40% CIR	20%	£18,251,919	£16,206,927	£16,181,965	£16,140,054	£16,035,275	£15,406,608	£15,057,348
60% LAR : 40% CIR	25%	£16,650,995	£14,711,787	£14,686,887	£14,645,095	£14,540,612	£13,913,713	£13,565,436
60% LAR : 40% CIR	30%	£15,045,530	£13,212,135	£13,187,294	£13,145,607	£13,041,387	£12,416,071	£12,068,674
60% LAR : 40% CIR	35%	£13,435,570	£11,708,022	£11,683,228	£11,641,633	£11,537,647	£10,913,732	£10,567,112
60% LAR : 40% CIR	40%	£11,821,162	£10,199,488	£10,174,736	£10,133,223	£10,029,440	£9,406,742	£9,060,465
60% LAR : 40% CIR	45%	£10,202,351	£8,686,584	£8,661,864	£8,620,420	£8,516,811	£7,889,226	£7,538,589
60% LAR : 40% CIR	50%	£8,579,182	£7,164,549	£7,139,479	£7,097,461	£6,992,415	£6,362,141	£6,011,989

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,659,426	£8,191,622	£8,166,322	£8,123,813	£8,017,541	£7,379,903	£7,025,660
60% LAR : 40% CIR	5%	£9,077,127	£6,714,978	£6,689,774	£6,647,433	£6,541,582	£5,906,476	£5,553,638
60% LAR : 40% CIR	10%	£7,490,102	£5,233,641	£5,208,525	£5,166,340	£5,060,879	£4,428,108	£4,076,570
60% LAR : 40% CIR	15%	£5,898,398	£3,747,656	£3,722,621	£3,680,579	£3,575,475	£2,944,851	£2,594,505
60% LAR : 40% CIR	20%	£4,302,062	£2,257,070	£2,232,108	£2,190,197	£2,085,418	£1,456,751	£1,107,491
60% LAR : 40% CIR	25%	£2,701,138	£761,929	£737,030	£695,238	£590,754	-£36,145	-£384,421
60% LAR : 40% CIR	30%	£1,095,673	-£737,722	-£762,563	-£804,251	-£908,470	-£1,533,786	-£1,881,183
60% LAR : 40% CIR	35%	-£514,287	-£2,241,836	-£2,266,629	-£2,308,224	-£2,412,210	-£3,036,126	-£3,382,745
60% LAR : 40% CIR	40%	-£2,128,695	-£3,750,369	-£3,775,121	-£3,816,634	-£3,920,417	-£4,543,116	-£4,889,392
60% LAR : 40% CIR	45%	-£3,747,506	-£5,263,274	-£5,287,993	-£5,329,437	-£5,433,046	-£6,060,632	-£6,411,268
60% LAR : 40% CIR	50%	-£5,370,675	-£6,785,308	-£6,810,378	-£6,852,396	-£6,957,442	-£7,587,716	-£7,937,868

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£16,439,854	£13,972,051	£13,946,750	£13,904,242	£13,797,969	£13,160,331	£12,806,088
60% LAR : 40% CIR	5%	£14,857,555	£12,495,406	£12,470,202	£12,427,862	£12,322,010	£11,686,904	£11,334,067
60% LAR : 40% CIR	10%	£13,270,530	£11,014,069	£10,988,953	£10,946,769	£10,841,307	£10,208,537	£9,856,999
60% LAR : 40% CIR	15%	£11,678,827	£9,528,084	£9,503,049	£9,461,007	£9,355,904	£8,725,280	£8,374,934
60% LAR : 40% CIR	20%	£10,082,490	£8,037,499	£8,012,536	£7,970,625	£7,865,847	£7,237,180	£6,887,920
60% LAR : 40% CIR	25%	£8,481,567	£6,542,358	£6,517,459	£6,475,666	£6,371,183	£5,744,284	£5,396,007
60% LAR : 40% CIR	30%	£6,876,101	£5,042,707	£5,017,865	£4,976,178	£4,871,959	£4,246,643	£3,899,246
60% LAR : 40% CIR	35%	£5,266,141	£3,538,593	£3,513,800	£3,472,205	£3,368,219	£2,744,303	£2,397,683
60% LAR : 40% CIR	40%	£3,651,733	£2,030,060	£2,005,308	£1,963,794	£1,860,011	£1,237,313	£891,036
60% LAR : 40% CIR	45%	£2,032,922	£517,155	£492,436	£450,992	£347,382	-£280,203	-£630,840
60% LAR : 40% CIR	50%	£409,754	-£1,004,880	-£1,029,950	-£1,071,968	-£1,177,014	-£1,807,288	-£2,157,439

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,834,997	£16,367,194	£16,341,893	£16,299,385	£16,193,112	£15,555,474	£15,201,231
60% LAR : 40% CIR	5%	£17,252,698	£14,890,549	£14,865,345	£14,823,004	£14,717,153	£14,082,047	£13,729,210
60% LAR : 40% CIR	10%	£15,665,673	£13,409,212	£13,384,096	£13,341,911	£13,236,450	£12,603,680	£12,252,141
60% LAR : 40% CIR	15%	£14,073,970	£11,923,227	£11,898,192	£11,856,150	£11,751,047	£11,120,423	£10,770,076
60% LAR : 40% CIR	20%	£12,477,633	£10,432,641	£10,407,679	£10,365,768	£10,260,989	£9,632,323	£9,283,062
60% LAR : 40% CIR	25%	£10,876,710	£8,937,501	£8,912,602	£8,870,809	£8,766,326	£8,139,427	£7,791,150
60% LAR : 40% CIR	30%	£9,271,244	£7,437,850	£7,413,008	£7,371,321	£7,267,102	£6,641,785	£6,294,388
60% LAR : 40% CIR	35%	£7,661,284	£5,933,736	£5,908,943	£5,867,347	£5,763,362	£5,139,446	£4,792,826
60% LAR : 40% CIR	40%	£6,046,876	£4,425,203	£4,400,450	£4,358,937	£4,255,154	£3,632,456	£3,286,179
60% LAR : 40% CIR	45%	£4,428,065	£2,912,298	£2,887,579	£2,846,135	£2,742,525	£2,114,940	£1,764,303
60% LAR : 40% CIR	50%	£2,804,896	£1,390,263	£1,365,193	£1,323,175	£1,218,129	£587,855	£237,703

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,666,283	£19,198,480	£19,173,179	£19,130,670	£19,024,398	£18,386,760	£18,032,517
60% LAR : 40% CIR	5%	£20,083,984	£17,721,835	£17,696,631	£17,654,290	£17,548,439	£16,913,333	£16,560,495
60% LAR : 40% CIR	10%	£18,496,959	£16,240,498	£16,215,382	£16,173,197	£16,067,736	£15,434,966	£15,083,427
60% LAR : 40% CIR	15%	£16,905,256	£14,754,513	£14,729,478	£14,687,436	£14,582,332	£13,951,708	£13,601,362
60% LAR : 40% CIR	20%	£15,308,919	£13,263,927	£13,238,965	£13,197,054	£13,092,275	£12,463,608	£12,114,348
60% LAR : 40% CIR	25%	£13,707,995	£11,768,787	£11,743,887	£11,702,095	£11,597,612	£10,970,713	£10,622,436
60% LAR : 40% CIR	30%	£12,102,530	£10,269,135	£10,244,294	£10,202,607	£10,098,387	£9,473,071	£9,125,674
60% LAR : 40% CIR	35%	£10,492,570	£8,765,022	£8,740,228	£8,698,633	£8,594,647	£7,970,732	£7,624,112
60% LAR : 40% CIR	40%	£8,878,162	£7,256,488	£7,231,736	£7,190,223	£7,086,440	£6,463,742	£6,117,465
60% LAR : 40% CIR	45%	£7,259,351	£5,743,584	£5,718,864	£5,677,420	£5,573,811	£4,946,226	£4,595,589
60% LAR : 40% CIR	50%	£5,636,182	£4,221,549	£4,196,479	£4,154,461	£4,049,415	£3,419,141	£3,068,989

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats		Value Area	Zone A - Lower Cenral Zone

No Units	50
Site Area	0.14 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£28,076,368	£25,553,126	£25,527,825	£25,485,316	£25,379,043	£24,741,406	£24,387,163
60% LAR : 40% CIR	5%	£26,320,715	£23,905,899	£23,880,695	£23,838,354	£23,732,503	£23,097,396	£22,744,559
60% LAR : 40% CIR	10%	£24,560,336	£22,253,979	£22,228,864	£22,186,678	£22,081,217	£21,448,447	£21,096,909
60% LAR : 40% CIR	15%	£22,795,278	£20,597,413	£20,572,377	£20,530,336	£20,425,231	£19,794,607	£19,444,261
60% LAR : 40% CIR	20%	£21,025,587	£18,936,245	£18,911,281	£18,869,370	£18,764,593	£18,135,925	£17,786,665
60% LAR : 40% CIR	25%	£19,251,309	£17,270,521	£17,245,623	£17,203,829	£17,099,346	£16,472,448	£16,124,170
60% LAR : 40% CIR	30%	£17,472,490	£15,600,288	£15,575,446	£15,533,759	£15,429,539	£14,804,224	£14,456,826
60% LAR : 40% CIR	35%	£15,689,176	£13,925,591	£13,900,798	£13,859,203	£13,755,217	£13,131,301	£12,784,682
60% LAR : 40% CIR	40%	£13,901,413	£12,246,476	£12,221,724	£12,180,211	£12,076,427	£11,453,729	£11,107,786
60% LAR : 40% CIR	45%	£12,109,247	£10,562,989	£10,538,270	£10,496,826	£10,393,216	£9,771,555	£9,426,188
60% LAR : 40% CIR	50%	£10,312,724	£8,875,175	£8,850,482	£8,809,095	£8,705,628	£8,083,833	£7,733,682

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,126,511	£11,603,269	£11,577,968	£11,535,458	£11,429,186	£10,791,549	£10,437,306
60% LAR : 40% CIR	5%	£12,370,858	£9,956,042	£9,930,838	£9,888,497	£9,782,646	£9,147,539	£8,794,702
60% LAR : 40% CIR	10%	£10,610,478	£8,304,121	£8,279,006	£8,236,821	£8,131,360	£7,498,590	£7,147,052
60% LAR : 40% CIR	15%	£8,845,421	£6,647,555	£6,622,519	£6,580,478	£6,475,374	£5,844,750	£5,494,404
60% LAR : 40% CIR	20%	£7,075,729	£4,986,387	£4,961,424	£4,919,513	£4,814,735	£4,186,068	£3,836,807
60% LAR : 40% CIR	25%	£5,301,452	£3,320,664	£3,295,765	£3,253,972	£3,149,489	£2,522,591	£2,174,313
60% LAR : 40% CIR	30%	£3,522,632	£1,650,431	£1,625,589	£1,583,901	£1,479,682	£854,367	£506,969
60% LAR : 40% CIR	35%	£1,739,318	-£24,266	-£49,059	-£90,654	-£194,640	-£818,556	-£1,165,176
60% LAR : 40% CIR	40%	-£48,444	-£1,703,381	-£1,728,133	-£1,769,647	-£1,873,430	-£2,496,128	-£2,842,071
60% LAR : 40% CIR	45%	-£1,840,610	-£3,386,868	-£3,411,588	-£3,453,031	-£3,556,641	-£4,178,302	-£4,523,670
60% LAR : 40% CIR	50%	-£3,637,133	-£5,074,682	-£5,099,375	-£5,140,762	-£5,244,229	-£5,866,024	-£6,216,175

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£19,906,940	£17,383,697	£17,358,397	£17,315,887	£17,209,614	£16,571,977	£16,217,735
60% LAR : 40% CIR	5%	£18,151,286	£15,736,470	£15,711,266	£15,668,926	£15,563,074	£14,927,967	£14,575,131
60% LAR : 40% CIR	10%	£16,390,907	£14,084,550	£14,059,435	£14,017,249	£13,911,788	£13,279,019	£12,927,480
60% LAR : 40% CIR	15%	£14,625,849	£12,427,984	£12,402,948	£12,360,907	£12,255,803	£11,625,179	£11,274,832
60% LAR : 40% CIR	20%	£12,856,158	£10,766,816	£10,741,853	£10,699,942	£10,595,164	£9,966,496	£9,617,236
60% LAR : 40% CIR	25%	£11,081,880	£9,101,092	£9,076,194	£9,034,400	£8,929,917	£8,303,019	£7,954,742
60% LAR : 40% CIR	30%	£9,303,061	£7,430,860	£7,406,017	£7,364,330	£7,260,111	£6,634,796	£6,287,398
60% LAR : 40% CIR	35%	£7,519,747	£5,756,163	£5,731,370	£5,689,774	£5,585,788	£4,961,873	£4,615,253
60% LAR : 40% CIR	40%	£5,731,984	£4,077,047	£4,052,295	£4,010,782	£3,906,999	£3,284,301	£2,938,358
60% LAR : 40% CIR	45%	£3,939,819	£2,393,560	£2,368,841	£2,327,397	£2,223,787	£1,602,127	£1,256,759
60% LAR : 40% CIR	50%	£2,143,296	£705,746	£681,054	£639,666	£536,199	-£85,595	-£435,747

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£22,302,082	£19,778,840	£19,753,540	£19,711,030	£19,604,757	£18,967,120	£18,612,877
60% LAR : 40% CIR	5%	£20,546,429	£18,131,613	£18,106,409	£18,064,068	£17,958,217	£17,323,110	£16,970,274
60% LAR : 40% CIR	10%	£18,786,050	£16,479,693	£16,454,578	£16,412,392	£16,306,931	£15,674,162	£15,322,623
60% LAR : 40% CIR	15%	£17,020,992	£14,823,127	£14,798,091	£14,756,050	£14,650,945	£14,020,321	£13,669,975
60% LAR : 40% CIR	20%	£15,251,301	£13,161,959	£13,136,996	£13,095,084	£12,990,307	£12,361,639	£12,012,379
60% LAR : 40% CIR	25%	£13,477,023	£11,496,235	£11,471,337	£11,429,543	£11,325,060	£10,698,162	£10,349,884
60% LAR : 40% CIR	30%	£11,698,204	£9,826,003	£9,801,160	£9,759,473	£9,655,254	£9,029,938	£8,682,540
60% LAR : 40% CIR	35%	£9,914,890	£8,151,306	£8,126,512	£8,084,917	£7,980,931	£7,357,016	£7,010,396
60% LAR : 40% CIR	40%	£8,127,127	£6,472,190	£6,447,438	£6,405,925	£6,302,142	£5,679,443	£5,333,500
60% LAR : 40% CIR	45%	£6,334,962	£4,788,703	£4,763,984	£4,722,540	£4,618,930	£3,997,269	£3,651,902
60% LAR : 40% CIR	50%	£4,538,439	£3,100,889	£3,076,196	£3,034,809	£2,931,342	£2,309,548	£1,959,396

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£25,133,368	£22,610,126	£22,584,825	£22,542,316	£22,436,043	£21,798,406	£21,444,163
60% LAR : 40% CIR	5%	£23,377,715	£20,962,899	£20,937,695	£20,895,354	£20,789,503	£20,154,396	£19,801,559
60% LAR : 40% CIR	10%	£21,617,336	£19,310,979	£19,285,864	£19,243,678	£19,138,217	£18,505,447	£18,153,909
60% LAR : 40% CIR	15%	£19,852,278	£17,654,413	£17,629,377	£17,587,336	£17,482,231	£16,851,607	£16,501,261
60% LAR : 40% CIR	20%	£18,082,587	£15,993,245	£15,968,281	£15,926,370	£15,821,593	£15,192,925	£14,843,665
60% LAR : 40% CIR	25%	£16,308,309	£14,327,521	£14,302,623	£14,260,829	£14,156,346	£13,529,448	£13,181,170
60% LAR : 40% CIR	30%	£14,529,490	£12,657,288	£12,632,446	£12,590,759	£12,486,539	£11,861,224	£11,513,826
60% LAR : 40% CIR	35%	£12,746,176	£10,982,591	£10,957,798	£10,916,203	£10,812,217	£10,188,301	£9,841,682
60% LAR : 40% CIR	40%	£10,958,413	£9,303,476	£9,278,724	£9,237,211	£9,133,427	£8,510,729	£8,164,786
60% LAR : 40% CIR	45%	£9,166,247	£7,619,989	£7,595,270	£7,553,826	£7,450,216	£6,828,555	£6,483,188
60% LAR : 40% CIR	50%	£7,369,724	£5,932,175	£5,907,482	£5,866,095	£5,762,628	£5,140,833	£4,790,682

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats	
No Units	**50**
Site Area	**0.14 Ha**

Value Area	**Zone A - Medium Central Zone**	
Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£36,166,233	£33,513,632	£33,488,332	£33,445,823	£33,339,551	£32,701,914	£32,347,671
60% LAR : 40% CIR	5%	£34,006,086	£31,468,381	£31,443,177	£31,400,836	£31,294,985	£30,659,878	£30,307,041
60% LAR : 40% CIR	10%	£31,841,214	£29,418,436	£29,393,320	£29,351,135	£29,245,674	£28,612,903	£28,261,365
60% LAR : 40% CIR	15%	£29,671,664	£27,363,843	£27,338,808	£27,296,766	£27,191,662	£26,561,038	£26,210,692
60% LAR : 40% CIR	20%	£27,497,479	£25,304,650	£25,279,687	£25,237,775	£25,132,998	£24,504,330	£24,155,071
60% LAR : 40% CIR	25%	£25,318,708	£23,240,901	£23,216,003	£23,174,210	£23,069,726	£22,442,827	£22,094,551
60% LAR : 40% CIR	30%	£23,135,396	£21,172,643	£21,147,800	£21,106,113	£21,001,894	£20,376,579	£20,029,181
60% LAR : 40% CIR	35%	£20,947,588	£19,099,921	£19,075,128	£19,033,533	£18,929,547	£18,305,631	£17,959,011
60% LAR : 40% CIR	40%	£18,755,332	£17,022,781	£16,998,029	£16,956,515	£16,852,732	£16,230,033	£15,884,090
60% LAR : 40% CIR	45%	£16,558,673	£14,941,268	£14,916,549	£14,875,105	£14,771,494	£14,149,834	£13,804,467
60% LAR : 40% CIR	50%	£14,357,658	£12,855,428	£12,830,735	£12,789,349	£12,685,882	£12,065,080	£11,720,191

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£22,216,376	£19,563,775	£19,538,475	£19,495,966	£19,389,693	£18,752,056	£18,397,814
60% LAR : 40% CIR	5%	£20,056,229	£17,518,523	£17,493,319	£17,450,979	£17,345,128	£16,710,021	£16,357,184
60% LAR : 40% CIR	10%	£17,891,357	£15,468,578	£15,443,462	£15,401,278	£15,295,817	£14,663,046	£14,311,508
60% LAR : 40% CIR	15%	£15,721,807	£13,413,986	£13,388,951	£13,346,909	£13,241,805	£12,611,181	£12,260,835
60% LAR : 40% CIR	20%	£13,547,622	£11,354,793	£11,329,829	£11,287,918	£11,183,141	£10,554,473	£10,205,214
60% LAR : 40% CIR	25%	£11,368,850	£9,291,044	£9,266,146	£9,224,352	£9,119,869	£8,492,970	£8,144,693
60% LAR : 40% CIR	30%	£9,185,539	£7,222,786	£7,197,943	£7,156,256	£7,052,037	£6,426,722	£6,079,324
60% LAR : 40% CIR	35%	£6,997,731	£5,150,064	£5,125,271	£5,083,676	£4,979,690	£4,355,774	£4,009,154
60% LAR : 40% CIR	40%	£4,805,475	£3,072,924	£3,048,171	£3,006,657	£2,902,875	£2,280,176	£1,934,233
60% LAR : 40% CIR	45%	£2,608,815	£991,411	£966,692	£925,248	£821,637	£199,977	-£145,390
60% LAR : 40% CIR	50%	£407,801	-£1,094,429	-£1,119,122	-£1,160,508	-£1,263,975	-£1,884,777	-£2,229,666

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, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£27,996,805	£25,344,204	£25,318,903	£25,276,395	£25,170,122	£24,532,485	£24,178,242
60% LAR : 40% CIR	5%	£25,836,658	£23,298,952	£23,273,748	£23,231,407	£23,125,556	£22,490,449	£22,137,613
60% LAR : 40% CIR	10%	£23,671,786	£21,249,007	£21,223,891	£21,181,706	£21,076,245	£20,443,475	£20,091,936
60% LAR : 40% CIR	15%	£21,502,235	£19,194,414	£19,169,379	£19,127,337	£19,022,234	£18,391,610	£18,041,263
60% LAR : 40% CIR	20%	£19,328,050	£17,135,221	£17,110,258	£17,068,347	£16,963,569	£16,334,901	£15,985,642
60% LAR : 40% CIR	25%	£17,149,279	£15,071,473	£15,046,574	£15,004,781	£14,900,298	£14,273,399	£13,925,122
60% LAR : 40% CIR	30%	£14,965,967	£13,003,214	£12,978,372	£12,936,685	£12,832,465	£12,207,150	£11,859,752
60% LAR : 40% CIR	35%	£12,778,159	£10,930,493	£10,905,699	£10,864,104	£10,760,118	£10,136,203	£9,789,583
60% LAR : 40% CIR	40%	£10,585,903	£8,853,352	£8,828,600	£8,787,086	£8,683,304	£8,060,605	£7,714,661
60% LAR : 40% CIR	45%	£8,389,244	£6,771,840	£6,747,120	£6,705,676	£6,602,066	£5,980,406	£5,635,038
60% LAR : 40% CIR	50%	£6,188,229	£4,685,999	£4,661,307	£4,619,920	£4,516,453	£3,895,652	£3,550,762

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£30,391,947	£27,739,347	£27,714,046	£27,671,538	£27,565,265	£26,927,628	£26,573,385
60% LAR : 40% CIR	5%	£28,231,801	£25,694,095	£25,668,891	£25,626,550	£25,520,699	£24,885,592	£24,532,755
60% LAR : 40% CIR	10%	£26,066,929	£23,644,150	£23,619,034	£23,576,849	£23,471,388	£22,838,618	£22,487,079
60% LAR : 40% CIR	15%	£23,897,378	£21,589,557	£21,564,522	£21,522,480	£21,417,377	£20,786,753	£20,436,406
60% LAR : 40% CIR	20%	£21,723,193	£19,530,364	£19,505,401	£19,463,490	£19,358,712	£18,730,044	£18,380,785
60% LAR : 40% CIR	25%	£19,544,422	£17,466,616	£17,441,717	£17,399,924	£17,295,440	£16,668,542	£16,320,265
60% LAR : 40% CIR	30%	£17,361,110	£15,398,357	£15,373,515	£15,331,827	£15,227,608	£14,602,293	£14,254,895
60% LAR : 40% CIR	35%	£15,173,302	£13,325,635	£13,300,842	£13,259,247	£13,155,261	£12,531,345	£12,184,726
60% LAR : 40% CIR	40%	£12,981,046	£11,248,495	£11,223,743	£11,182,229	£11,078,447	£10,455,747	£10,109,804
60% LAR : 40% CIR	45%	£10,784,387	£9,166,982	£9,142,263	£9,100,819	£8,997,208	£8,375,549	£8,030,181
60% LAR : 40% CIR	50%	£8,583,372	£7,081,142	£7,056,450	£7,015,063	£6,911,596	£6,290,794	£5,945,905

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£33,223,233	£30,570,632	£30,545,332	£30,502,823	£30,396,551	£29,758,914	£29,404,671
60% LAR : 40% CIR	5%	£31,063,086	£28,525,381	£28,500,177	£28,457,836	£28,351,985	£27,716,878	£27,364,041
60% LAR : 40% CIR	10%	£28,898,214	£26,475,436	£26,450,320	£26,408,135	£26,302,674	£25,669,903	£25,318,365
60% LAR : 40% CIR	15%	£26,728,664	£24,420,843	£24,395,808	£24,353,766	£24,248,662	£23,618,038	£23,267,692
60% LAR : 40% CIR	20%	£24,554,479	£22,361,650	£22,336,687	£22,294,775	£22,189,998	£21,561,330	£21,212,071
60% LAR : 40% CIR	25%	£22,375,708	£20,297,901	£20,273,003	£20,231,210	£20,126,726	£19,499,827	£19,151,551
60% LAR : 40% CIR	30%	£20,192,396	£18,229,643	£18,204,800	£18,163,113	£18,058,894	£17,433,579	£17,086,181
60% LAR : 40% CIR	35%	£18,004,588	£16,156,921	£16,132,128	£16,090,533	£15,986,547	£15,362,631	£15,016,011
60% LAR : 40% CIR	40%	£15,812,332	£14,079,781	£14,055,029	£14,013,515	£13,909,732	£13,287,033	£12,941,090
60% LAR : 40% CIR	45%	£13,615,673	£11,998,268	£11,973,549	£11,932,105	£11,828,494	£11,206,834	£10,861,467
60% LAR : 40% CIR	50%	£11,414,658	£9,912,428	£9,887,735	£9,846,349	£9,742,882	£9,122,080	£8,777,191

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats	
No Units	**50**
Site Area	**0.14 Ha**

Value Area	**Zone A - Higher Central Zone**	
Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£40,789,014	£38,062,494	£38,037,193	£37,994,685	£37,888,411	£37,250,774	£36,896,531
60% LAR : 40% CIR	5%	£38,397,728	£35,789,798	£35,764,594	£35,722,254	£35,616,403	£34,981,296	£34,628,459
60% LAR : 40% CIR	10%	£36,001,716	£33,512,411	£33,487,295	£33,445,110	£33,339,648	£32,706,879	£32,355,340
60% LAR : 40% CIR	15%	£33,601,027	£31,230,375	£31,205,340	£31,163,298	£31,058,194	£30,427,571	£30,077,223
60% LAR : 40% CIR	20%	£31,195,704	£28,943,739	£28,918,775	£28,876,864	£28,772,087	£28,143,419	£27,794,160
60% LAR : 40% CIR	25%	£28,785,793	£26,652,548	£26,627,648	£26,585,855	£26,481,372	£25,854,474	£25,506,197
60% LAR : 40% CIR	30%	£26,371,342	£24,356,846	£24,332,004	£24,290,316	£24,186,097	£23,560,781	£23,213,384
60% LAR : 40% CIR	35%	£23,952,395	£22,056,680	£22,031,887	£21,990,293	£21,886,307	£21,262,391	£20,915,771
60% LAR : 40% CIR	40%	£21,529,001	£19,752,097	£19,727,345	£19,685,832	£19,582,049	£18,959,351	£18,613,406
60% LAR : 40% CIR	45%	£19,101,202	£17,443,141	£17,418,423	£17,376,979	£17,273,368	£16,651,708	£16,306,340
60% LAR : 40% CIR	50%	£16,669,047	£15,129,859	£15,105,166	£15,063,779	£14,960,312	£14,339,511	£13,994,621

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£26,839,157	£24,112,637	£24,087,336	£24,044,827	£23,938,554	£23,300,917	£22,946,674
60% LAR : 40% CIR	5%	£24,447,870	£21,839,941	£21,814,737	£21,772,397	£21,666,545	£21,031,439	£20,678,602
60% LAR : 40% CIR	10%	£22,051,859	£19,562,554	£19,537,437	£19,495,253	£19,389,791	£18,757,021	£18,405,483
60% LAR : 40% CIR	15%	£19,651,170	£17,280,518	£17,255,483	£17,213,441	£17,108,337	£16,477,714	£16,127,366
60% LAR : 40% CIR	20%	£17,245,847	£14,993,882	£14,968,918	£14,927,007	£14,822,230	£14,193,562	£13,844,303
60% LAR : 40% CIR	25%	£14,835,936	£12,702,690	£12,677,791	£12,635,998	£12,531,515	£11,904,616	£11,556,340
60% LAR : 40% CIR	30%	£12,421,485	£10,406,989	£10,382,147	£10,340,459	£10,236,239	£9,610,924	£9,263,527
60% LAR : 40% CIR	35%	£10,002,538	£8,106,823	£8,082,030	£8,040,436	£7,936,450	£7,312,534	£6,965,914
60% LAR : 40% CIR	40%	£7,579,143	£5,802,240	£5,777,488	£5,735,975	£5,632,192	£5,009,493	£4,663,549
60% LAR : 40% CIR	45%	£5,151,345	£3,493,284	£3,468,565	£3,427,122	£3,323,511	£2,701,851	£2,356,483
60% LAR : 40% CIR	50%	£2,719,190	£1,180,002	£1,155,308	£1,113,922	£1,010,455	£389,654	£44,764

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£32,619,585	£29,893,065	£29,867,765	£29,825,256	£29,718,982	£29,081,345	£28,727,103
60% LAR : 40% CIR	5%	£30,228,299	£27,620,370	£27,595,166	£27,552,825	£27,446,974	£26,811,868	£26,459,030
60% LAR : 40% CIR	10%	£27,832,288	£25,342,982	£25,317,866	£25,275,682	£25,170,219	£24,537,450	£24,185,912
60% LAR : 40% CIR	15%	£25,431,598	£23,060,947	£23,035,912	£22,993,870	£22,888,765	£22,258,142	£21,907,795
60% LAR : 40% CIR	20%	£23,026,275	£20,774,310	£20,749,347	£20,707,436	£20,602,658	£19,973,990	£19,624,731
60% LAR : 40% CIR	25%	£20,616,364	£18,483,119	£18,458,220	£18,416,426	£18,311,944	£17,685,045	£17,336,768
60% LAR : 40% CIR	30%	£18,201,913	£16,187,417	£16,162,576	£16,120,887	£16,016,668	£15,391,353	£15,043,956
60% LAR : 40% CIR	35%	£15,782,966	£13,887,252	£13,862,458	£13,820,864	£13,716,878	£13,092,963	£12,746,343
60% LAR : 40% CIR	40%	£13,359,572	£11,582,669	£11,557,916	£11,516,403	£11,412,620	£10,789,922	£10,443,978
60% LAR : 40% CIR	45%	£10,931,774	£9,273,712	£9,248,994	£9,207,550	£9,103,939	£8,482,279	£8,136,912
60% LAR : 40% CIR	50%	£8,499,619	£6,960,431	£6,935,737	£6,894,351	£6,790,884	£6,170,083	£5,825,193

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£35,014,728	£32,288,208	£32,262,908	£32,220,399	£32,114,125	£31,476,488	£31,122,245
60% LAR : 40% CIR	5%	£32,623,442	£30,015,513	£29,990,309	£29,947,968	£29,842,117	£29,207,011	£28,854,173
60% LAR : 40% CIR	10%	£30,227,431	£27,738,125	£27,713,009	£27,670,824	£27,565,362	£26,932,593	£26,581,054
60% LAR : 40% CIR	15%	£27,826,741	£25,456,089	£25,431,055	£25,389,013	£25,283,908	£24,653,285	£24,302,938
60% LAR : 40% CIR	20%	£25,421,418	£23,169,453	£23,144,490	£23,102,579	£22,997,801	£22,369,133	£22,019,874
60% LAR : 40% CIR	25%	£23,011,507	£20,878,262	£20,853,363	£20,811,569	£20,707,087	£20,080,188	£19,731,911
60% LAR : 40% CIR	30%	£20,597,056	£18,582,560	£18,557,718	£18,516,030	£18,411,811	£17,786,496	£17,439,099
60% LAR : 40% CIR	35%	£18,178,109	£16,282,394	£16,257,601	£16,216,007	£16,112,021	£15,488,105	£15,141,486
60% LAR : 40% CIR	40%	£15,754,715	£13,977,812	£13,953,059	£13,911,546	£13,807,763	£13,185,065	£12,839,121
60% LAR : 40% CIR	45%	£13,326,916	£11,668,855	£11,644,137	£11,602,693	£11,499,082	£10,877,422	£10,532,055
60% LAR : 40% CIR	50%	£10,894,761	£9,355,574	£9,330,880	£9,289,493	£9,186,026	£8,565,226	£8,220,335

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£37,846,014	£35,119,494	£35,094,193	£35,051,685	£34,945,411	£34,307,774	£33,953,531
60% LAR : 40% CIR	5%	£35,454,728	£32,846,798	£32,821,594	£32,779,254	£32,673,403	£32,038,296	£31,685,459
60% LAR : 40% CIR	10%	£33,058,716	£30,569,411	£30,544,295	£30,502,110	£30,396,648	£29,763,879	£29,412,340
60% LAR : 40% CIR	15%	£30,658,027	£28,287,375	£28,262,340	£28,220,298	£28,115,194	£27,484,571	£27,134,223
60% LAR : 40% CIR	20%	£28,252,704	£26,000,739	£25,975,775	£25,933,864	£25,829,087	£25,200,419	£24,851,160
60% LAR : 40% CIR	25%	£25,842,793	£23,709,548	£23,684,648	£23,642,855	£23,538,372	£22,911,474	£22,563,197
60% LAR : 40% CIR	30%	£23,428,342	£21,413,846	£21,389,004	£21,347,316	£21,243,097	£20,617,781	£20,270,384
60% LAR : 40% CIR	35%	£21,009,395	£19,113,680	£19,088,887	£19,047,293	£18,943,307	£18,319,391	£17,972,771
60% LAR : 40% CIR	40%	£18,586,001	£16,809,097	£16,784,345	£16,742,832	£16,639,049	£16,016,351	£15,670,406
60% LAR : 40% CIR	45%	£16,158,202	£14,500,141	£14,475,423	£14,433,979	£14,330,368	£13,708,708	£13,363,340
60% LAR : 40% CIR	50%	£13,726,047	£12,186,859	£12,162,166	£12,120,779	£12,017,312	£11,396,511	£11,051,621

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats	

Value Area	Zone A - Zone 1 and Eastern Central Zone

No Units	60
Site Area	0.14 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£25,983,043	£23,054,934	£23,024,109	£22,972,320	£22,842,847	£22,066,007	£21,634,429
60% LAR : 40% CIR	5%	£24,257,323	£21,453,978	£21,423,271	£21,371,687	£21,242,727	£20,468,971	£20,039,106
60% LAR : 40% CIR	10%	£22,525,846	£19,847,305	£19,816,706	£19,765,312	£19,636,827	£18,865,918	£18,437,635
60% LAR : 40% CIR	15%	£20,788,668	£18,234,971	£18,204,470	£18,153,250	£18,025,201	£17,256,905	£16,830,075
60% LAR : 40% CIR	20%	£19,045,846	£16,617,032	£16,586,618	£16,535,557	£16,407,905	£15,641,994	£15,216,487
60% LAR : 40% CIR	25%	£17,297,434	£14,993,542	£14,963,207	£14,912,290	£14,784,996	£14,021,240	£13,596,930
60% LAR : 40% CIR	30%	£15,543,492	£13,364,558	£13,334,292	£13,283,503	£13,156,531	£12,394,703	£11,971,466
60% LAR : 40% CIR	35%	£13,784,072	£11,730,135	£11,699,928	£11,649,253	£11,522,567	£10,762,443	£10,340,153
60% LAR : 40% CIR	40%	£12,019,232	£10,090,331	£10,060,174	£10,009,598	£9,883,157	£9,124,519	£8,703,051
60% LAR : 40% CIR	45%	£10,249,029	£8,445,199	£8,415,082	£8,364,591	£8,238,362	£7,480,986	£7,060,222
60% LAR : 40% CIR	50%	£8,473,518	£6,794,795	£6,764,710	£6,714,289	£6,588,234	£5,831,906	£5,411,723

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,197,301	£9,269,193	£9,238,368	£9,186,579	£9,057,106	£8,280,266	£7,848,688
60% LAR : 40% CIR	5%	£10,471,581	£7,668,237	£7,637,530	£7,585,946	£7,456,986	£6,683,230	£6,253,365
60% LAR : 40% CIR	10%	£8,740,104	£6,061,564	£6,030,965	£5,979,571	£5,851,086	£5,080,177	£4,651,894
60% LAR : 40% CIR	15%	£7,002,927	£4,449,230	£4,418,729	£4,367,509	£4,239,460	£3,471,164	£3,044,334
60% LAR : 40% CIR	20%	£5,260,105	£2,831,291	£2,800,877	£2,749,816	£2,622,164	£1,856,253	£1,430,746
60% LAR : 40% CIR	25%	£3,511,693	£1,207,801	£1,177,465	£1,126,548	£999,255	£235,499	-£188,811
60% LAR : 40% CIR	30%	£1,757,751	-£421,183	-£451,449	-£502,239	-£629,210	-£1,391,038	-£1,814,275
60% LAR : 40% CIR	35%	-£1,669	-£2,055,606	-£2,085,813	-£2,136,488	-£2,263,174	-£3,023,298	-£3,445,588
60% LAR : 40% CIR	40%	-£1,766,509	-£3,695,411	-£3,725,567	-£3,776,144	-£3,902,584	-£4,661,223	-£5,082,690
60% LAR : 40% CIR	45%	-£3,536,712	-£5,340,543	-£5,370,659	-£5,421,150	-£5,547,380	-£6,304,755	-£6,725,519
60% LAR : 40% CIR	50%	-£5,312,223	-£6,990,946	-£7,021,031	-£7,071,453	-£7,197,507	-£7,953,836	-£8,374,018

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,909,725	£14,981,616	£14,950,791	£14,899,002	£14,769,529	£13,992,690	£13,561,112
60% LAR : 40% CIR	5%	£16,184,005	£13,380,660	£13,349,954	£13,298,369	£13,169,410	£12,395,654	£11,965,788
60% LAR : 40% CIR	10%	£14,452,528	£11,773,988	£11,743,388	£11,691,995	£11,563,509	£10,792,600	£10,364,317
60% LAR : 40% CIR	15%	£12,715,350	£10,161,653	£10,131,152	£10,079,932	£9,951,883	£9,183,587	£8,756,758
60% LAR : 40% CIR	20%	£10,972,528	£8,543,714	£8,513,301	£8,462,239	£8,334,588	£7,568,676	£7,143,169
60% LAR : 40% CIR	25%	£9,224,117	£6,920,224	£6,889,889	£6,838,972	£6,711,679	£5,947,922	£5,523,613
60% LAR : 40% CIR	30%	£7,470,174	£5,291,240	£5,260,974	£5,210,185	£5,083,214	£4,321,386	£3,898,148
60% LAR : 40% CIR	35%	£5,710,754	£3,656,817	£3,626,611	£3,575,936	£3,449,249	£2,689,126	£2,266,835
60% LAR : 40% CIR	40%	£3,945,915	£2,017,013	£1,986,856	£1,936,280	£1,809,840	£1,051,201	£629,734
60% LAR : 40% CIR	45%	£2,175,712	£371,881	£341,765	£291,273	£165,044	-£592,332	-£1,013,095
60% LAR : 40% CIR	50%	£400,200	-£1,278,523	-£1,308,607	-£1,359,029	-£1,485,084	-£2,241,412	-£2,661,595

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£20,276,690	£17,348,581	£17,317,756	£17,265,967	£17,136,494	£16,359,654	£15,928,076
60% LAR : 40% CIR	5%	£18,550,970	£15,747,625	£15,716,918	£15,665,334	£15,536,375	£14,762,618	£14,332,753
60% LAR : 40% CIR	10%	£16,819,493	£14,140,952	£14,110,353	£14,058,959	£13,930,474	£13,159,565	£12,731,282
60% LAR : 40% CIR	15%	£15,082,315	£12,528,618	£12,498,117	£12,446,897	£12,318,848	£11,550,552	£11,123,722
60% LAR : 40% CIR	20%	£13,339,493	£10,910,679	£10,880,265	£10,829,204	£10,701,552	£9,935,641	£9,510,134
60% LAR : 40% CIR	25%	£11,591,081	£9,287,189	£9,256,854	£9,205,937	£9,078,643	£8,314,887	£7,890,578
60% LAR : 40% CIR	30%	£9,837,139	£7,658,205	£7,627,939	£7,577,150	£7,450,178	£6,688,351	£6,265,113
60% LAR : 40% CIR	35%	£8,077,719	£6,023,782	£5,993,576	£5,942,900	£5,816,214	£5,056,090	£4,633,800
60% LAR : 40% CIR	40%	£6,312,879	£4,383,978	£4,353,821	£4,303,245	£4,176,805	£3,418,166	£2,996,698
60% LAR : 40% CIR	45%	£4,542,676	£2,738,846	£2,708,729	£2,658,238	£2,532,009	£1,774,633	£1,353,869
60% LAR : 40% CIR	50%	£2,767,165	£1,088,442	£1,058,357	£1,007,936	£881,881	£125,553	-£294,630

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£23,074,666	£20,146,557	£20,115,732	£20,063,943	£19,934,471	£19,157,631	£18,726,053
60% LAR : 40% CIR	5%	£21,348,946	£18,545,602	£18,514,895	£18,463,311	£18,334,351	£17,560,595	£17,130,729
60% LAR : 40% CIR	10%	£19,617,469	£16,938,929	£16,908,330	£16,856,936	£16,728,451	£15,957,541	£15,529,258
60% LAR : 40% CIR	15%	£17,880,291	£15,326,594	£15,296,093	£15,244,874	£15,116,825	£14,348,529	£13,921,699
60% LAR : 40% CIR	20%	£16,137,469	£13,708,655	£13,678,242	£13,627,181	£13,499,529	£12,733,617	£12,308,110
60% LAR : 40% CIR	25%	£14,389,058	£12,085,165	£12,054,830	£12,003,913	£11,876,620	£11,112,863	£10,688,554
60% LAR : 40% CIR	30%	£12,635,116	£10,456,182	£10,425,915	£10,375,126	£10,248,155	£9,486,327	£9,063,089
60% LAR : 40% CIR	35%	£10,875,695	£8,821,759	£8,791,552	£8,740,877	£8,614,190	£7,854,067	£7,431,777
60% LAR : 40% CIR	40%	£9,110,856	£7,181,954	£7,151,797	£7,101,221	£6,974,781	£6,216,142	£5,794,675
60% LAR : 40% CIR	45%	£7,340,653	£5,536,822	£5,506,706	£5,456,214	£5,329,985	£4,572,610	£4,151,846
60% LAR : 40% CIR	50%	£5,565,142	£3,886,418	£3,856,334	£3,805,912	£3,679,857	£2,923,529	£2,503,347

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats

Value Area	Zone A - Kings Cross Lower

No Units	60
Site Area	0.14 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£25,983,043	£23,054,934	£23,024,109	£22,972,320	£22,842,847	£22,066,007	£21,634,429
60% LAR : 40% CIR	5%	£24,257,323	£21,453,978	£21,423,271	£21,371,687	£21,242,727	£20,468,971	£20,039,106
60% LAR : 40% CIR	10%	£22,525,846	£19,847,305	£19,816,706	£19,765,312	£19,636,827	£18,865,918	£18,437,635
60% LAR : 40% CIR	15%	£20,788,668	£18,234,971	£18,204,470	£18,153,250	£18,025,201	£17,256,905	£16,830,075
60% LAR : 40% CIR	20%	£19,045,846	£16,617,032	£16,586,618	£16,535,557	£16,407,905	£15,641,994	£15,216,487
60% LAR : 40% CIR	25%	£17,297,434	£14,993,542	£14,963,207	£14,912,290	£14,784,996	£14,021,240	£13,596,930
60% LAR : 40% CIR	30%	£15,543,492	£13,364,558	£13,334,292	£13,283,503	£13,156,531	£12,394,703	£11,971,466
60% LAR : 40% CIR	35%	£13,784,072	£11,730,135	£11,699,928	£11,649,253	£11,522,567	£10,762,443	£10,340,153
60% LAR : 40% CIR	40%	£12,019,232	£10,090,331	£10,060,174	£10,009,598	£9,883,157	£9,124,519	£8,703,051
60% LAR : 40% CIR	45%	£10,249,029	£8,445,199	£8,415,082	£8,364,591	£8,238,362	£7,480,986	£7,060,222
60% LAR : 40% CIR	50%	£8,473,518	£6,794,795	£6,764,710	£6,714,289	£6,588,234	£5,831,906	£5,411,723

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,197,301	£9,269,193	£9,238,368	£9,186,579	£9,057,106	£8,280,266	£7,848,688
60% LAR : 40% CIR	5%	£10,471,581	£7,668,237	£7,637,530	£7,585,946	£7,456,986	£6,683,230	£6,253,365
60% LAR : 40% CIR	10%	£8,740,104	£6,061,564	£6,030,965	£5,979,571	£5,851,086	£5,080,177	£4,651,894
60% LAR : 40% CIR	15%	£7,002,927	£4,449,230	£4,418,729	£4,367,509	£4,239,460	£3,471,164	£3,044,334
60% LAR : 40% CIR	20%	£5,260,105	£2,831,291	£2,800,877	£2,749,816	£2,622,164	£1,856,253	£1,430,746
60% LAR : 40% CIR	25%	£3,511,693	£1,207,801	£1,177,465	£1,126,548	£999,255	£235,499	-£188,811
60% LAR : 40% CIR	30%	£1,757,751	-£421,183	-£451,449	-£502,239	-£629,210	-£1,391,038	-£1,814,275
60% LAR : 40% CIR	35%	-£1,669	-£2,055,606	-£2,085,813	-£2,136,488	-£2,263,174	-£3,023,298	-£3,445,588
60% LAR : 40% CIR	40%	-£1,766,509	-£3,695,411	-£3,725,567	-£3,776,144	-£3,902,584	-£4,661,223	-£5,082,690
60% LAR : 40% CIR	45%	-£3,536,712	-£5,340,543	-£5,370,659	-£5,421,150	-£5,547,380	-£6,304,755	-£6,725,519
60% LAR : 40% CIR	50%	-£5,312,223	-£6,990,946	-£7,021,031	-£7,071,453	-£7,197,507	-£7,953,836	-£8,374,018

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,909,725	£14,981,616	£14,950,791	£14,899,002	£14,769,529	£13,992,690	£13,561,112
60% LAR : 40% CIR	5%	£16,184,005	£13,380,660	£13,349,954	£13,298,369	£13,169,410	£12,395,654	£11,965,788
60% LAR : 40% CIR	10%	£14,452,528	£11,773,988	£11,743,388	£11,691,995	£11,563,509	£10,792,600	£10,364,317
60% LAR : 40% CIR	15%	£12,715,350	£10,161,653	£10,131,152	£10,079,932	£9,951,883	£9,183,587	£8,756,758
60% LAR : 40% CIR	20%	£10,972,528	£8,543,714	£8,513,301	£8,462,239	£8,334,588	£7,568,676	£7,143,169
60% LAR : 40% CIR	25%	£9,224,117	£6,920,224	£6,889,889	£6,838,972	£6,711,679	£5,947,922	£5,523,613
60% LAR : 40% CIR	30%	£7,470,174	£5,291,240	£5,260,974	£5,210,185	£5,083,214	£4,321,386	£3,898,148
60% LAR : 40% CIR	35%	£5,710,754	£3,656,817	£3,626,611	£3,575,936	£3,449,249	£2,689,126	£2,266,835
60% LAR : 40% CIR	40%	£3,945,915	£2,017,013	£1,986,856	£1,936,280	£1,809,840	£1,051,201	£629,734
60% LAR : 40% CIR	45%	£2,175,712	£371,881	£341,765	£291,273	£165,044	-£592,332	-£1,013,095
60% LAR : 40% CIR	50%	£400,200	-£1,278,523	-£1,308,607	-£1,359,029	-£1,485,084	-£2,241,412	-£2,661,595

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£20,276,690	£17,348,581	£17,317,756	£17,265,967	£17,136,494	£16,359,654	£15,928,076
60% LAR : 40% CIR	5%	£18,550,970	£15,747,625	£15,716,918	£15,665,334	£15,536,375	£14,762,618	£14,332,753
60% LAR : 40% CIR	10%	£16,819,493	£14,140,952	£14,110,353	£14,058,959	£13,930,474	£13,159,565	£12,731,282
60% LAR : 40% CIR	15%	£15,082,315	£12,528,618	£12,498,117	£12,446,897	£12,318,848	£11,550,552	£11,123,722
60% LAR : 40% CIR	20%	£13,339,493	£10,910,679	£10,880,265	£10,829,204	£10,701,552	£9,935,641	£9,510,134
60% LAR : 40% CIR	25%	£11,591,081	£9,287,189	£9,256,854	£9,205,937	£9,078,643	£8,314,887	£7,890,578
60% LAR : 40% CIR	30%	£9,837,139	£7,658,205	£7,627,939	£7,577,150	£7,450,178	£6,688,351	£6,265,113
60% LAR : 40% CIR	35%	£8,077,719	£6,023,782	£5,993,576	£5,942,900	£5,816,214	£5,056,090	£4,633,800
60% LAR : 40% CIR	40%	£6,312,879	£4,383,978	£4,353,821	£4,303,245	£4,176,805	£3,418,166	£2,996,698
60% LAR : 40% CIR	45%	£4,542,676	£2,738,846	£2,708,729	£2,658,238	£2,532,009	£1,774,633	£1,353,869
60% LAR : 40% CIR	50%	£2,767,165	£1,088,442	£1,058,357	£1,007,936	£881,881	£125,553	-£294,630

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£23,074,666	£20,146,557	£20,115,732	£20,063,943	£19,934,471	£19,157,631	£18,726,053
60% LAR : 40% CIR	5%	£21,348,946	£18,545,602	£18,514,895	£18,463,311	£18,334,351	£17,560,595	£17,130,729
60% LAR : 40% CIR	10%	£19,617,469	£16,938,929	£16,908,330	£16,856,936	£16,728,451	£15,957,541	£15,529,258
60% LAR : 40% CIR	15%	£17,880,291	£15,326,594	£15,296,093	£15,244,874	£15,116,825	£14,348,529	£13,921,699
60% LAR : 40% CIR	20%	£16,137,469	£13,708,655	£13,678,242	£13,627,181	£13,499,529	£12,733,617	£12,308,110
60% LAR : 40% CIR	25%	£14,389,058	£12,085,165	£12,054,830	£12,003,913	£11,876,620	£11,112,863	£10,688,554
60% LAR : 40% CIR	30%	£12,635,116	£10,456,182	£10,425,915	£10,375,126	£10,248,155	£9,486,327	£9,063,089
60% LAR : 40% CIR	35%	£10,875,695	£8,821,759	£8,791,552	£8,740,877	£8,614,190	£7,854,067	£7,431,777
60% LAR : 40% CIR	40%	£9,110,856	£7,181,954	£7,151,797	£7,101,221	£6,974,781	£6,216,142	£5,794,675
60% LAR : 40% CIR	45%	£7,340,653	£5,536,822	£5,506,706	£5,456,214	£5,329,985	£4,572,610	£4,151,846
60% LAR : 40% CIR	50%	£5,565,142	£3,886,418	£3,856,334	£3,805,912	£3,679,857	£2,923,529	£2,503,347

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		Value Area	Zone A - Kings Cross Higher

No Units	60
Site Area	0.14 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£30,210,527	£27,227,297	£27,196,472	£27,144,683	£27,015,209	£26,238,370	£25,806,792
60% LAR : 40% CIR	5%	£28,279,386	£25,417,723	£25,387,015	£25,335,432	£25,206,473	£24,432,715	£24,002,851
60% LAR : 40% CIR	10%	£26,341,993	£23,602,432	£23,571,833	£23,520,438	£23,391,954	£22,621,045	£22,192,762
60% LAR : 40% CIR	15%	£24,392,807	£21,781,479	£21,750,978	£21,699,759	£21,571,709	£20,803,414	£20,376,583
60% LAR : 40% CIR	20%	£22,437,976	£19,954,922	£19,924,509	£19,873,447	£19,745,796	£18,979,884	£18,554,377
60% LAR : 40% CIR	25%	£20,477,557	£18,122,814	£18,092,479	£18,041,562	£17,914,268	£17,150,512	£16,726,203
60% LAR : 40% CIR	30%	£18,511,606	£16,285,212	£16,254,946	£16,204,157	£16,077,185	£15,315,357	£14,892,120
60% LAR : 40% CIR	35%	£16,540,179	£14,442,171	£14,411,964	£14,361,290	£14,234,603	£13,474,479	£13,052,189
60% LAR : 40% CIR	40%	£14,563,330	£12,593,748	£12,563,591	£12,513,015	£12,386,575	£11,627,936	£11,206,470
60% LAR : 40% CIR	45%	£12,581,119	£10,739,998	£10,709,882	£10,659,390	£10,533,161	£9,775,785	£9,355,022
60% LAR : 40% CIR	50%	£10,593,599	£8,880,977	£8,850,892	£8,800,471	£8,674,416	£7,918,087	£7,497,905

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£16,424,785	£13,441,556	£13,410,731	£13,358,942	£13,229,468	£12,452,628	£12,021,051
60% LAR : 40% CIR	5%	£14,493,645	£11,631,982	£11,601,274	£11,549,691	£11,420,731	£10,646,974	£10,217,110
60% LAR : 40% CIR	10%	£12,556,252	£9,816,691	£9,786,092	£9,734,697	£9,606,213	£8,835,304	£8,407,020
60% LAR : 40% CIR	15%	£10,607,066	£7,995,738	£7,965,237	£7,914,017	£7,785,968	£7,017,672	£6,590,842
60% LAR : 40% CIR	20%	£8,652,235	£6,169,181	£6,138,768	£6,087,706	£5,960,055	£5,194,143	£4,768,636
60% LAR : 40% CIR	25%	£6,691,816	£4,337,073	£4,306,738	£4,255,821	£4,128,527	£3,364,771	£2,940,461
60% LAR : 40% CIR	30%	£4,725,865	£2,499,471	£2,469,205	£2,418,415	£2,291,444	£1,529,616	£1,106,379
60% LAR : 40% CIR	35%	£2,754,437	£656,430	£626,223	£575,549	£448,861	-£311,262	-£733,552
60% LAR : 40% CIR	40%	£777,589	-£1,191,993	-£1,222,150	-£1,272,726	-£1,399,166	-£2,157,805	-£2,579,271
60% LAR : 40% CIR	45%	-£1,204,622	-£3,045,743	-£3,075,859	-£3,126,351	-£3,252,580	-£4,009,956	-£4,430,719
60% LAR : 40% CIR	50%	-£3,192,142	-£4,904,764	-£4,934,849	-£4,985,270	-£5,111,325	-£5,867,654	-£6,287,836

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£22,137,209	£19,153,979	£19,123,154	£19,071,365	£18,941,892	£18,165,052	£17,733,475
60% LAR : 40% CIR	5%	£20,206,068	£17,344,405	£17,313,698	£17,262,114	£17,133,155	£16,359,398	£15,929,533
60% LAR : 40% CIR	10%	£18,268,676	£15,529,114	£15,498,515	£15,447,121	£15,318,636	£14,547,727	£14,119,444
60% LAR : 40% CIR	15%	£16,319,489	£13,708,162	£13,677,661	£13,626,441	£13,498,391	£12,730,096	£12,303,265
60% LAR : 40% CIR	20%	£14,364,659	£11,881,604	£11,851,191	£11,800,130	£11,672,478	£10,906,566	£10,481,059
60% LAR : 40% CIR	25%	£12,404,240	£10,049,496	£10,019,161	£9,968,244	£9,840,951	£9,077,194	£8,652,885
60% LAR : 40% CIR	30%	£10,438,289	£8,211,894	£8,181,628	£8,130,839	£8,003,868	£7,242,040	£6,818,802
60% LAR : 40% CIR	35%	£8,466,861	£6,368,853	£6,338,647	£6,287,972	£6,161,285	£5,401,161	£4,978,871
60% LAR : 40% CIR	40%	£6,490,013	£4,520,430	£4,490,274	£4,439,698	£4,313,257	£3,554,618	£3,133,152
60% LAR : 40% CIR	45%	£4,507,801	£2,666,680	£2,636,564	£2,586,072	£2,459,843	£1,702,468	£1,281,704
60% LAR : 40% CIR	50%	£2,520,281	£807,659	£777,575	£727,153	£601,098	-£155,231	-£575,412

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£24,504,174	£21,520,944	£21,490,119	£21,438,330	£21,308,856	£20,532,017	£20,100,440
60% LAR : 40% CIR	5%	£22,573,033	£19,711,370	£19,680,663	£19,629,079	£19,500,120	£18,726,362	£18,296,498
60% LAR : 40% CIR	10%	£20,635,640	£17,896,079	£17,865,480	£17,814,085	£17,685,601	£16,914,692	£16,486,409
60% LAR : 40% CIR	15%	£18,686,454	£16,075,126	£16,044,625	£15,993,406	£15,865,356	£15,097,061	£14,670,230
60% LAR : 40% CIR	20%	£16,731,623	£14,248,569	£14,218,156	£14,167,094	£14,039,443	£13,273,531	£12,848,024
60% LAR : 40% CIR	25%	£14,771,204	£12,416,461	£12,386,126	£12,335,209	£12,207,916	£11,444,159	£11,019,850
60% LAR : 40% CIR	30%	£12,805,253	£10,578,859	£10,548,593	£10,497,804	£10,370,832	£9,609,004	£9,185,767
60% LAR : 40% CIR	35%	£10,833,826	£8,735,818	£8,705,611	£8,654,937	£8,528,250	£7,768,126	£7,345,836
60% LAR : 40% CIR	40%	£8,856,977	£6,887,395	£6,857,238	£6,806,662	£6,680,222	£5,921,583	£5,500,117
60% LAR : 40% CIR	45%	£6,874,766	£5,033,645	£5,003,529	£4,953,037	£4,826,808	£4,069,432	£3,648,669
60% LAR : 40% CIR	50%	£4,887,246	£3,174,624	£3,144,540	£3,094,118	£2,968,063	£2,211,734	£1,791,552

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£27,302,150	£24,318,921	£24,288,096	£24,236,307	£24,106,833	£23,329,993	£22,898,416
60% LAR : 40% CIR	5%	£25,371,010	£22,509,347	£22,478,639	£22,427,056	£22,298,096	£21,524,339	£21,094,474
60% LAR : 40% CIR	10%	£23,433,617	£20,694,056	£20,663,456	£20,612,062	£20,483,577	£19,712,668	£19,284,385
60% LAR : 40% CIR	15%	£21,484,431	£18,873,103	£18,842,602	£18,791,382	£18,663,332	£17,895,037	£17,468,206
60% LAR : 40% CIR	20%	£19,529,600	£17,046,546	£17,016,132	£16,965,071	£16,837,419	£16,071,508	£15,646,001
60% LAR : 40% CIR	25%	£17,569,181	£15,214,438	£15,184,102	£15,133,185	£15,005,892	£14,242,136	£13,817,826
60% LAR : 40% CIR	30%	£15,603,230	£13,376,836	£13,346,569	£13,295,780	£13,168,809	£12,406,981	£11,983,743
60% LAR : 40% CIR	35%	£13,631,802	£11,533,794	£11,503,588	£11,452,914	£11,326,226	£10,566,103	£10,143,812
60% LAR : 40% CIR	40%	£11,654,954	£9,685,372	£9,655,215	£9,604,639	£9,478,199	£8,719,560	£8,298,094
60% LAR : 40% CIR	45%	£9,672,742	£7,831,621	£7,801,505	£7,751,014	£7,624,784	£6,867,409	£6,446,645
60% LAR : 40% CIR	50%	£7,685,223	£5,972,600	£5,942,516	£5,892,094	£5,766,039	£5,009,710	£4,589,529

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		Value Area	Zone A - Lower Cenral Zone
No Units	60	Sales value inflation	Growth
Site Area	0.14 Ha	Build cost inflation	Growth
		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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£34,424,886	£31,399,553	£31,368,835	£31,317,045	£31,187,573	£30,410,733	£29,979,156
60% LAR : 40% CIR	5%	£32,283,028	£29,381,468	£29,350,760	£29,299,177	£29,170,218	£28,396,460	£27,966,596
60% LAR : 40% CIR	10%	£30,135,500	£27,357,559	£27,326,960	£27,275,565	£27,147,081	£26,376,171	£25,947,887
60% LAR : 40% CIR	15%	£27,982,357	£25,327,988	£25,297,487	£25,246,267	£25,118,217	£24,349,922	£23,923,091
60% LAR : 40% CIR	20%	£25,823,654	£23,292,812	£23,262,398	£23,211,338	£23,083,686	£22,317,775	£21,892,267
60% LAR : 40% CIR	25%	£23,657,680	£21,252,086	£21,221,751	£21,170,834	£21,043,541	£20,279,784	£19,855,475
60% LAR : 40% CIR	30%	£21,479,721	£19,205,866	£19,175,600	£19,124,812	£18,997,840	£18,236,012	£17,812,775
60% LAR : 40% CIR	35%	£19,296,285	£17,154,207	£17,124,000	£17,073,326	£16,946,638	£16,186,516	£15,764,225
60% LAR : 40% CIR	40%	£17,107,429	£15,097,166	£15,067,009	£15,016,433	£14,889,994	£14,131,354	£13,709,888
60% LAR : 40% CIR	45%	£14,913,209	£13,034,797	£13,004,682	£12,954,190	£12,827,960	£12,070,586	£11,649,821
60% LAR : 40% CIR	50%	£12,713,681	£10,967,158	£10,937,074	£10,886,652	£10,760,597	£10,004,269	£9,584,086

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£20,639,145	£17,613,812	£17,583,094	£17,531,304	£17,401,831	£16,624,992	£16,193,415
60% LAR : 40% CIR	5%	£18,497,287	£15,595,727	£15,565,019	£15,513,436	£15,384,476	£14,610,719	£14,180,855
60% LAR : 40% CIR	10%	£16,349,759	£13,571,818	£13,541,219	£13,489,824	£13,361,339	£12,590,429	£12,162,146
60% LAR : 40% CIR	15%	£14,196,616	£11,542,247	£11,511,746	£11,460,526	£11,332,476	£10,564,181	£10,137,350
60% LAR : 40% CIR	20%	£12,037,913	£9,507,070	£9,476,657	£9,425,597	£9,297,945	£8,532,033	£8,106,526
60% LAR : 40% CIR	25%	£9,871,939	£7,466,345	£7,436,010	£7,385,093	£7,257,800	£6,494,043	£6,069,734
60% LAR : 40% CIR	30%	£7,693,980	£5,420,125	£5,389,858	£5,339,070	£5,212,099	£4,450,271	£4,027,034
60% LAR : 40% CIR	35%	£5,510,544	£3,368,465	£3,338,259	£3,287,585	£3,160,897	£2,400,775	£1,978,483
60% LAR : 40% CIR	40%	£3,321,687	£1,311,424	£1,281,268	£1,230,692	£1,104,252	£345,613	-£75,854
60% LAR : 40% CIR	45%	£1,127,468	-£750,944	-£781,059	-£831,551	-£957,781	-£1,715,155	-£2,135,920
60% LAR : 40% CIR	50%	-£1,072,060	-£2,818,583	-£2,848,668	-£2,899,089	-£3,025,144	-£3,781,472	-£4,201,655

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£26,351,568	£23,326,235	£23,295,518	£23,243,728	£23,114,255	£22,337,415	£21,905,838
60% LAR : 40% CIR	5%	£24,209,710	£21,308,151	£21,277,443	£21,225,859	£21,096,900	£20,323,143	£19,893,278
60% LAR : 40% CIR	10%	£22,062,183	£19,284,241	£19,253,642	£19,202,247	£19,073,763	£18,302,853	£17,874,570
60% LAR : 40% CIR	15%	£19,909,039	£17,254,670	£17,224,169	£17,172,950	£17,044,900	£16,276,605	£15,849,774
60% LAR : 40% CIR	20%	£17,750,336	£15,219,494	£15,189,080	£15,138,020	£15,010,369	£14,244,457	£13,818,950
60% LAR : 40% CIR	25%	£15,584,363	£13,178,769	£13,148,433	£13,097,516	£12,970,223	£12,206,467	£11,782,157
60% LAR : 40% CIR	30%	£13,406,403	£11,132,548	£11,102,282	£11,051,494	£10,924,523	£10,162,695	£9,739,457
60% LAR : 40% CIR	35%	£11,222,968	£9,080,889	£9,050,682	£9,000,008	£8,873,321	£8,113,198	£7,690,907
60% LAR : 40% CIR	40%	£9,034,111	£7,023,848	£6,993,691	£6,943,115	£6,816,676	£6,058,036	£5,636,570
60% LAR : 40% CIR	45%	£6,839,892	£4,961,480	£4,931,364	£4,880,873	£4,754,643	£3,997,268	£3,576,503
60% LAR : 40% CIR	50%	£4,640,363	£2,893,840	£2,863,756	£2,813,334	£2,687,279	£1,930,951	£1,510,769

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£28,718,533	£25,693,200	£25,662,482	£25,610,692	£25,481,220	£24,704,380	£24,272,803
60% LAR : 40% CIR	5%	£26,576,675	£23,675,115	£23,644,408	£23,592,824	£23,463,865	£22,690,107	£22,260,243
60% LAR : 40% CIR	10%	£24,429,147	£21,651,206	£21,620,607	£21,569,212	£21,440,728	£20,669,818	£20,241,534
60% LAR : 40% CIR	15%	£22,276,004	£19,621,635	£19,591,134	£19,539,914	£19,411,864	£18,643,569	£18,216,739
60% LAR : 40% CIR	20%	£20,117,301	£17,586,459	£17,556,045	£17,504,985	£17,377,333	£16,611,422	£16,185,915
60% LAR : 40% CIR	25%	£17,951,327	£15,545,733	£15,515,398	£15,464,481	£15,337,188	£14,573,431	£14,149,122
60% LAR : 40% CIR	30%	£15,773,368	£13,499,513	£13,469,247	£13,418,459	£13,291,487	£12,529,659	£12,106,422
60% LAR : 40% CIR	35%	£13,589,932	£11,447,854	£11,417,647	£11,366,973	£11,240,285	£10,480,163	£10,057,872
60% LAR : 40% CIR	40%	£11,401,076	£9,390,813	£9,360,656	£9,310,080	£9,183,641	£8,425,001	£8,003,535
60% LAR : 40% CIR	45%	£9,206,856	£7,328,444	£7,298,329	£7,247,837	£7,121,607	£6,364,233	£5,943,468
60% LAR : 40% CIR	50%	£7,007,328	£5,260,805	£5,230,721	£5,180,299	£5,054,244	£4,297,916	£3,877,733

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£31,516,509	£28,491,177	£28,460,459	£28,408,669	£28,279,196	£27,502,356	£27,070,779
60% LAR : 40% CIR	5%	£29,374,652	£26,473,092	£26,442,384	£26,390,801	£26,261,841	£25,488,084	£25,058,219
60% LAR : 40% CIR	10%	£27,227,124	£24,449,182	£24,418,583	£24,367,189	£24,238,704	£23,467,794	£23,039,511
60% LAR : 40% CIR	15%	£25,073,980	£22,419,612	£22,389,110	£22,337,891	£22,209,841	£21,441,546	£21,014,715
60% LAR : 40% CIR	20%	£22,915,277	£20,384,435	£20,354,022	£20,302,961	£20,175,310	£19,409,398	£18,983,891
60% LAR : 40% CIR	25%	£20,749,304	£18,343,710	£18,313,375	£18,262,457	£18,135,164	£17,371,408	£16,947,098
60% LAR : 40% CIR	30%	£18,571,344	£16,297,490	£16,267,223	£16,216,435	£16,089,464	£15,327,636	£14,904,398
60% LAR : 40% CIR	35%	£16,387,909	£14,245,830	£14,215,623	£14,164,949	£14,038,262	£13,278,139	£12,855,848
60% LAR : 40% CIR	40%	£14,199,052	£12,188,789	£12,158,632	£12,108,056	£11,981,617	£11,222,977	£10,801,511
60% LAR : 40% CIR	45%	£12,004,833	£10,126,421	£10,096,306	£10,045,814	£9,919,584	£9,162,209	£8,741,445
60% LAR : 40% CIR	50%	£9,805,305	£8,058,782	£8,028,697	£7,978,275	£7,852,221	£7,095,892	£6,675,710

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats	
No Units	60
Site Area	0.14 Ha

Value Area	Zone A - Medium Central Zone	
Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£44,258,392	£41,075,820	£41,045,458	£40,994,447	£40,866,919	£40,101,755	£39,676,663
60% LAR : 40% CIR	5%	£41,624,859	£38,580,106	£38,549,861	£38,499,052	£38,372,031	£37,609,903	£37,186,498
60% LAR : 40% CIR	10%	£38,985,655	£36,078,762	£36,048,623	£35,998,001	£35,871,447	£35,112,123	£34,690,277
60% LAR : 40% CIR	15%	£36,340,837	£33,571,841	£33,541,798	£33,491,348	£33,365,223	£32,608,475	£32,188,059
60% LAR : 40% CIR	20%	£33,690,459	£31,059,400	£31,029,443	£30,979,150	£30,853,416	£30,099,015	£29,679,904
60% LAR : 40% CIR	25%	£31,034,576	£28,541,492	£28,511,613	£28,461,461	£28,336,081	£27,581,420	£27,157,110
60% LAR : 40% CIR	30%	£28,373,243	£26,018,171	£25,988,361	£25,938,335	£25,812,699	£25,050,871	£24,627,634
60% LAR : 40% CIR	35%	£25,706,517	£23,482,291	£23,452,084	£23,401,409	£23,274,722	£22,514,599	£22,092,309
60% LAR : 40% CIR	40%	£23,034,453	£20,938,474	£20,908,317	£20,857,742	£20,731,302	£19,972,662	£19,551,195
60% LAR : 40% CIR	45%	£20,354,752	£18,389,330	£18,359,214	£18,308,722	£18,182,493	£17,425,117	£17,004,353
60% LAR : 40% CIR	50%	£17,660,539	£15,834,915	£15,804,831	£15,754,409	£15,628,354	£14,872,026	£14,451,843

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£30,472,651	£27,290,079	£27,259,717	£27,208,706	£27,081,178	£26,316,014	£25,890,922
60% LAR : 40% CIR	5%	£27,839,118	£24,794,365	£24,764,119	£24,713,311	£24,586,290	£23,824,162	£23,400,757
60% LAR : 40% CIR	10%	£25,199,914	£22,293,021	£22,262,882	£22,212,260	£22,085,706	£21,326,382	£20,904,536
60% LAR : 40% CIR	15%	£22,555,096	£19,786,100	£19,756,057	£19,705,607	£19,579,482	£18,822,734	£18,402,318
60% LAR : 40% CIR	20%	£19,904,717	£17,273,659	£17,243,702	£17,193,409	£17,067,675	£16,313,274	£15,894,163
60% LAR : 40% CIR	25%	£17,248,835	£14,755,751	£14,725,872	£14,675,720	£14,550,340	£13,795,679	£13,371,369
60% LAR : 40% CIR	30%	£14,587,502	£12,232,430	£12,202,620	£12,152,593	£12,026,958	£11,265,130	£10,841,892
60% LAR : 40% CIR	35%	£11,920,776	£9,696,550	£9,666,343	£9,615,668	£9,488,981	£8,728,858	£8,306,568
60% LAR : 40% CIR	40%	£9,248,712	£7,152,732	£7,122,576	£7,072,000	£6,945,560	£6,186,920	£5,765,454
60% LAR : 40% CIR	45%	£6,569,011	£4,603,588	£4,573,473	£4,522,981	£4,396,752	£3,639,376	£3,218,612
60% LAR : 40% CIR	50%	£3,874,798	£2,049,174	£2,019,089	£1,968,668	£1,842,613	£1,086,285	£666,102

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£36,185,075	£33,002,502	£32,972,140	£32,921,129	£32,793,601	£32,028,437	£31,603,346
60% LAR : 40% CIR	5%	£33,551,541	£30,506,788	£30,476,543	£30,425,734	£30,298,713	£29,536,585	£29,113,181
60% LAR : 40% CIR	10%	£30,912,338	£28,005,445	£27,975,305	£27,924,683	£27,798,130	£27,038,806	£26,616,960
60% LAR : 40% CIR	15%	£28,267,520	£25,498,524	£25,468,481	£25,418,031	£25,291,906	£24,535,158	£24,114,742
60% LAR : 40% CIR	20%	£25,617,141	£22,986,083	£22,956,126	£22,905,833	£22,780,099	£22,025,698	£21,606,586
60% LAR : 40% CIR	25%	£22,961,258	£20,468,174	£20,438,295	£20,388,143	£20,262,764	£19,508,102	£19,083,793
60% LAR : 40% CIR	30%	£20,299,926	£17,944,853	£17,915,043	£17,865,017	£17,739,382	£16,977,554	£16,554,316
60% LAR : 40% CIR	35%	£17,633,200	£15,408,973	£15,378,767	£15,328,092	£15,201,404	£14,441,282	£14,018,991
60% LAR : 40% CIR	40%	£14,961,136	£12,865,156	£12,834,999	£12,784,424	£12,657,984	£11,899,344	£11,477,878
60% LAR : 40% CIR	45%	£12,281,435	£10,316,012	£10,285,897	£10,235,404	£10,109,175	£9,351,799	£8,931,036
60% LAR : 40% CIR	50%	£9,587,222	£7,761,597	£7,731,513	£7,681,091	£7,555,036	£6,798,708	£6,378,526

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£38,552,039	£35,369,467	£35,339,105	£35,288,094	£35,160,566	£34,395,402	£33,970,310
60% LAR : 40% CIR	5%	£35,918,506	£32,873,753	£32,843,508	£32,792,699	£32,665,678	£31,903,550	£31,480,145
60% LAR : 40% CIR	10%	£33,279,302	£30,372,409	£30,342,270	£30,291,648	£30,165,094	£29,405,770	£28,983,924
60% LAR : 40% CIR	15%	£30,634,484	£27,865,489	£27,835,445	£27,784,996	£27,658,871	£26,902,123	£26,481,707
60% LAR : 40% CIR	20%	£27,984,106	£25,353,047	£25,323,090	£25,272,797	£25,147,063	£24,392,662	£23,973,551
60% LAR : 40% CIR	25%	£25,328,223	£22,835,139	£22,805,260	£22,755,108	£22,629,728	£21,875,067	£21,450,757
60% LAR : 40% CIR	30%	£22,666,890	£20,311,818	£20,282,008	£20,231,982	£20,106,346	£19,344,518	£18,921,281
60% LAR : 40% CIR	35%	£20,000,164	£17,775,938	£17,745,731	£17,695,056	£17,568,369	£16,808,246	£16,385,956
60% LAR : 40% CIR	40%	£17,328,100	£15,232,121	£15,201,964	£15,151,389	£15,024,949	£14,266,309	£13,844,843
60% LAR : 40% CIR	45%	£14,648,399	£12,682,977	£12,652,862	£12,602,369	£12,476,140	£11,718,764	£11,298,001
60% LAR : 40% CIR	50%	£11,954,186	£10,128,562	£10,098,478	£10,048,056	£9,922,001	£9,165,673	£8,745,490

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£41,350,016	£38,167,443	£38,137,081	£38,086,071	£37,958,543	£37,193,379	£36,768,287
60% LAR : 40% CIR	5%	£38,716,482	£35,671,730	£35,641,484	£35,590,675	£35,463,654	£34,701,526	£34,278,122
60% LAR : 40% CIR	10%	£36,077,279	£33,170,386	£33,140,246	£33,089,624	£32,963,071	£32,203,747	£31,781,901
60% LAR : 40% CIR	15%	£33,432,461	£30,663,465	£30,633,422	£30,582,972	£30,456,847	£29,700,099	£29,279,683
60% LAR : 40% CIR	20%	£30,782,082	£28,151,024	£28,121,067	£28,070,774	£27,945,040	£27,190,639	£26,771,527
60% LAR : 40% CIR	25%	£28,126,199	£25,633,115	£25,603,236	£25,553,084	£25,427,705	£24,673,043	£24,248,734
60% LAR : 40% CIR	30%	£25,464,867	£23,109,795	£23,079,984	£23,029,958	£22,904,323	£22,142,495	£21,719,257
60% LAR : 40% CIR	35%	£22,798,141	£20,573,914	£20,543,708	£20,493,033	£20,366,345	£19,606,223	£19,183,932
60% LAR : 40% CIR	40%	£20,126,077	£18,030,097	£17,999,940	£17,949,365	£17,822,925	£17,064,285	£16,642,819
60% LAR : 40% CIR	45%	£17,446,376	£15,480,953	£15,450,838	£15,400,345	£15,274,116	£14,516,741	£14,095,977
60% LAR : 40% CIR	50%	£14,752,163	£12,926,538	£12,896,454	£12,846,032	£12,719,977	£11,963,649	£11,543,467

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats	

Value Area	**Zone A - Higher Central Zone**

No Units	**60**
Site Area	**0.14 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£49,877,538	£46,605,115	£46,574,753	£46,523,742	£46,396,214	£45,631,050	£45,205,959
60% LAR : 40% CIR	5%	£46,963,049	£43,832,937	£43,802,691	£43,751,883	£43,624,861	£42,862,733	£42,439,329
60% LAR : 40% CIR	10%	£44,042,887	£41,055,128	£41,024,988	£40,974,367	£40,847,813	£40,088,490	£39,666,643
60% LAR : 40% CIR	15%	£41,117,111	£38,271,743	£38,241,700	£38,191,250	£38,065,125	£37,308,377	£36,887,961
60% LAR : 40% CIR	20%	£38,185,775	£35,482,837	£35,452,880	£35,402,587	£35,276,853	£34,522,452	£34,103,340
60% LAR : 40% CIR	25%	£35,248,935	£32,688,463	£32,658,584	£32,608,432	£32,483,052	£31,730,774	£31,312,842
60% LAR : 40% CIR	30%	£32,306,646	£29,888,678	£29,858,867	£29,808,842	£29,683,779	£28,933,400	£28,516,523
60% LAR : 40% CIR	35%	£29,358,963	£27,083,537	£27,053,784	£27,003,870	£26,879,088	£26,130,389	£25,708,357
60% LAR : 40% CIR	40%	£26,405,941	£24,273,094	£24,243,390	£24,193,575	£24,069,035	£23,310,552	£22,889,086
60% LAR : 40% CIR	45%	£23,447,635	£21,449,063	£21,418,947	£21,368,455	£21,242,226	£20,484,850	£20,064,087
60% LAR : 40% CIR	50%	£20,484,102	£18,616,490	£18,586,405	£18,535,984	£18,409,929	£17,653,601	£17,233,418

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£36,091,797	£32,819,374	£32,789,012	£32,738,001	£32,610,473	£31,845,309	£31,420,218
60% LAR : 40% CIR	5%	£33,177,307	£30,047,196	£30,016,950	£29,966,142	£29,839,120	£29,076,992	£28,653,587
60% LAR : 40% CIR	10%	£30,257,146	£27,269,386	£27,239,247	£27,188,626	£27,062,071	£26,302,748	£25,880,902
60% LAR : 40% CIR	15%	£27,331,370	£24,486,002	£24,455,958	£24,405,509	£24,279,384	£23,522,636	£23,102,220
60% LAR : 40% CIR	20%	£24,400,034	£21,697,095	£21,667,138	£21,616,846	£21,491,111	£20,736,710	£20,317,599
60% LAR : 40% CIR	25%	£21,463,194	£18,902,722	£18,872,843	£18,822,691	£18,697,311	£17,945,033	£17,527,100
60% LAR : 40% CIR	30%	£18,520,905	£16,102,937	£16,073,126	£16,023,101	£15,898,038	£15,147,659	£14,730,782
60% LAR : 40% CIR	35%	£15,573,222	£13,297,796	£13,268,043	£13,218,129	£13,093,347	£12,344,648	£11,922,615
60% LAR : 40% CIR	40%	£12,620,199	£10,487,353	£10,457,649	£10,407,834	£10,283,293	£9,524,811	£9,103,345
60% LAR : 40% CIR	45%	£9,661,894	£7,663,322	£7,633,205	£7,582,714	£7,456,485	£6,699,109	£6,278,345
60% LAR : 40% CIR	50%	£6,698,361	£4,830,749	£4,800,664	£4,750,242	£4,624,188	£3,867,859	£3,447,677

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£41,804,221	£38,531,797	£38,501,436	£38,450,425	£38,322,897	£37,557,733	£37,132,641
60% LAR : 40% CIR	5%	£38,889,731	£35,759,620	£35,729,373	£35,678,566	£35,551,544	£34,789,416	£34,366,011
60% LAR : 40% CIR	10%	£35,969,569	£32,981,810	£32,951,670	£32,901,049	£32,774,495	£32,015,172	£31,593,325
60% LAR : 40% CIR	15%	£33,043,794	£30,198,425	£30,168,382	£30,117,932	£29,991,807	£29,235,059	£28,814,643
60% LAR : 40% CIR	20%	£30,112,458	£27,409,519	£27,379,562	£27,329,269	£27,203,535	£26,449,134	£26,030,022
60% LAR : 40% CIR	25%	£27,175,618	£24,615,145	£24,585,266	£24,535,114	£24,409,735	£23,657,456	£23,239,524
60% LAR : 40% CIR	30%	£24,233,329	£21,815,361	£21,785,549	£21,735,524	£21,610,461	£20,860,082	£20,443,206
60% LAR : 40% CIR	35%	£21,285,645	£19,010,219	£18,980,467	£18,930,553	£18,805,770	£18,057,071	£17,635,039
60% LAR : 40% CIR	40%	£18,332,623	£16,199,776	£16,170,073	£16,120,257	£15,995,717	£15,237,234	£14,815,768
60% LAR : 40% CIR	45%	£15,374,318	£13,375,745	£13,345,629	£13,295,137	£13,168,908	£12,411,533	£11,990,769
60% LAR : 40% CIR	50%	£12,410,785	£10,543,172	£10,513,088	£10,462,666	£10,336,611	£9,580,283	£9,160,100

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£44,171,185	£40,898,762	£40,868,400	£40,817,389	£40,689,861	£39,924,697	£39,499,606
60% LAR : 40% CIR	5%	£41,256,696	£38,126,584	£38,096,338	£38,045,530	£37,918,508	£37,156,380	£36,732,976
60% LAR : 40% CIR	10%	£38,336,534	£35,348,775	£35,318,635	£35,268,014	£35,141,460	£34,382,137	£33,960,290
60% LAR : 40% CIR	15%	£35,410,758	£32,565,390	£32,535,347	£32,484,897	£32,358,772	£31,602,024	£31,181,608
60% LAR : 40% CIR	20%	£32,479,422	£29,776,484	£29,746,527	£29,696,234	£29,570,500	£28,816,099	£28,396,987
60% LAR : 40% CIR	25%	£29,542,582	£26,982,110	£26,952,231	£26,902,079	£26,776,699	£26,024,421	£25,606,489
60% LAR : 40% CIR	30%	£26,600,293	£24,182,325	£24,152,514	£24,102,489	£23,977,426	£23,227,047	£22,810,170
60% LAR : 40% CIR	35%	£23,652,610	£21,377,184	£21,347,431	£21,297,517	£21,172,735	£20,424,036	£20,002,004
60% LAR : 40% CIR	40%	£20,699,588	£18,566,741	£18,537,037	£18,487,222	£18,362,682	£17,604,199	£17,182,733
60% LAR : 40% CIR	45%	£17,741,282	£15,742,710	£15,712,594	£15,662,102	£15,535,873	£14,778,497	£14,357,734
60% LAR : 40% CIR	50%	£14,777,749	£12,910,137	£12,880,052	£12,829,631	£12,703,576	£11,947,248	£11,527,065

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£46,969,162	£43,696,739	£43,666,377	£43,615,366	£43,487,838	£42,722,674	£42,297,582
60% LAR : 40% CIR	5%	£44,054,672	£40,924,561	£40,894,314	£40,843,507	£40,716,485	£39,954,357	£39,530,952
60% LAR : 40% CIR	10%	£41,134,510	£38,146,751	£38,116,612	£38,065,991	£37,939,436	£37,180,113	£36,758,266
60% LAR : 40% CIR	15%	£38,208,735	£35,363,366	£35,333,323	£35,282,873	£35,156,748	£34,400,000	£33,979,584
60% LAR : 40% CIR	20%	£35,277,399	£32,574,460	£32,544,503	£32,494,210	£32,368,476	£31,614,075	£31,194,963
60% LAR : 40% CIR	25%	£32,340,559	£29,780,087	£29,750,208	£29,700,056	£29,574,676	£28,822,397	£28,404,465
60% LAR : 40% CIR	30%	£29,398,270	£26,980,302	£26,950,491	£26,900,465	£26,775,403	£26,025,024	£25,608,147
60% LAR : 40% CIR	35%	£26,450,587	£24,175,160	£24,145,408	£24,095,494	£23,970,711	£23,222,012	£22,799,980
60% LAR : 40% CIR	40%	£23,497,564	£21,364,717	£21,335,014	£21,285,198	£21,160,658	£20,402,176	£19,980,709
60% LAR : 40% CIR	45%	£20,539,259	£18,540,686	£18,510,570	£18,460,078	£18,333,849	£17,576,474	£17,155,710
60% LAR : 40% CIR	50%	£17,575,726	£15,708,113	£15,678,029	£15,627,607	£15,501,552	£14,745,224	£14,325,042

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats	
No Units	**75**
Site Area	**0.2 Ha**

Value Area	**Zone A - Zone 1 and Eastern Central Zone**	
Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£32,481,122	£27,742,005	£26,624,529	£26,559,792	£26,397,950	£25,426,901	£24,887,429
60% LAR : 40% CIR	5%	£30,322,749	£25,743,888	£24,630,840	£24,566,361	£24,405,161	£23,437,965	£22,900,634
60% LAR : 40% CIR	10%	£28,157,179	£23,738,297	£22,629,339	£22,565,098	£22,404,491	£21,440,854	£20,905,500
60% LAR : 40% CIR	15%	£25,984,483	£21,725,307	£20,620,102	£20,556,077	£20,396,016	£19,435,648	£18,902,108
60% LAR : 40% CIR	20%	£23,804,731	£19,704,989	£18,603,205	£18,539,378	£18,379,814	£17,422,424	£16,890,541
60% LAR : 40% CIR	25%	£21,617,994	£17,677,415	£16,578,723	£16,515,076	£16,355,961	£15,401,265	£14,870,878
60% LAR : 40% CIR	30%	£19,424,342	£15,642,661	£14,546,733	£14,483,247	£14,324,533	£13,372,248	£12,843,201
60% LAR : 40% CIR	35%	£17,223,845	£13,600,797	£12,507,311	£12,443,968	£12,285,609	£11,335,456	£10,807,592
60% LAR : 40% CIR	40%	£15,016,571	£11,551,897	£10,460,534	£10,397,315	£10,239,264	£9,290,965	£8,764,132
60% LAR : 40% CIR	45%	£12,802,593	£9,496,034	£8,406,478	£8,343,364	£8,185,577	£7,238,858	£6,712,902
60% LAR : 40% CIR	50%	£10,581,981	£7,433,281	£6,345,218	£6,282,191	£6,124,622	£5,179,212	£4,647,779

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,208,293	£8,469,176	£7,351,700	£7,286,963	£7,125,121	£6,154,072	£5,614,600
60% LAR : 40% CIR	5%	£11,049,920	£6,471,059	£5,358,011	£5,293,532	£5,132,332	£4,165,136	£3,627,805
60% LAR : 40% CIR	10%	£8,884,350	£4,465,468	£3,356,510	£3,292,269	£3,131,662	£2,168,025	£1,632,671
60% LAR : 40% CIR	15%	£6,711,654	£2,452,478	£1,347,273	£1,283,248	£1,123,187	£162,819	-£370,720
60% LAR : 40% CIR	20%	£4,531,903	£432,160	-£669,624	-£733,451	-£893,015	-£1,850,405	-£2,382,288
60% LAR : 40% CIR	25%	£2,345,165	-£1,595,414	-£2,694,106	-£2,757,753	-£2,916,868	-£3,871,564	-£4,401,951
60% LAR : 40% CIR	30%	£151,513	-£3,630,168	-£4,726,096	-£4,789,582	-£4,948,296	-£5,900,581	-£6,429,628
60% LAR : 40% CIR	35%	-£2,048,984	-£5,672,032	-£6,765,518	-£6,828,861	-£6,987,220	-£7,937,373	-£8,465,237
60% LAR : 40% CIR	40%	-£4,256,258	-£7,720,932	-£8,812,294	-£8,875,514	-£9,033,564	-£9,981,864	-£10,508,697
60% LAR : 40% CIR	45%	-£6,470,235	-£9,776,795	-£10,866,351	-£10,929,465	-£11,087,252	-£12,033,971	-£12,559,927
60% LAR : 40% CIR	50%	-£8,690,848	-£11,839,548	-£12,927,611	-£12,990,638	-£13,148,207	-£14,093,617	-£14,625,050

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,194,412	£16,455,294	£15,337,818	£15,273,081	£15,111,240	£14,140,190	£13,600,719
60% LAR : 40% CIR	5%	£19,036,038	£14,457,178	£13,344,130	£13,279,651	£13,118,451	£12,151,255	£11,613,923
60% LAR : 40% CIR	10%	£16,870,469	£12,451,587	£11,342,629	£11,278,387	£11,117,781	£10,154,144	£9,618,790
60% LAR : 40% CIR	15%	£14,697,772	£10,438,597	£9,333,392	£9,269,367	£9,109,306	£8,148,937	£7,615,398
60% LAR : 40% CIR	20%	£12,518,021	£8,418,278	£7,316,494	£7,252,667	£7,093,103	£6,135,713	£5,603,830
60% LAR : 40% CIR	25%	£10,331,284	£6,390,705	£5,292,013	£5,228,365	£5,069,250	£4,114,554	£3,584,167
60% LAR : 40% CIR	30%	£8,137,631	£4,355,950	£3,260,022	£3,196,536	£3,037,822	£2,085,538	£1,556,490
60% LAR : 40% CIR	35%	£5,937,134	£2,314,086	£1,220,601	£1,157,257	£998,898	£48,745	-£479,118
60% LAR : 40% CIR	40%	£3,729,861	£265,187	-£826,176	-£889,396	-£1,047,446	-£1,995,746	-£2,522,578
60% LAR : 40% CIR	45%	£1,515,883	-£1,790,677	-£2,880,232	-£2,943,347	-£3,101,134	-£4,047,853	-£4,573,809
60% LAR : 40% CIR	50%	-£704,730	-£3,853,430	-£4,941,492	-£5,004,519	-£5,162,088	-£6,107,498	-£6,638,931

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£24,503,491	£19,764,373	£18,646,897	£18,582,160	£18,420,319	£17,449,269	£16,909,798
60% LAR : 40% CIR	5%	£22,345,117	£17,766,257	£16,653,209	£16,588,730	£16,427,530	£15,460,334	£14,923,002
60% LAR : 40% CIR	10%	£20,179,548	£15,760,666	£14,651,708	£14,587,466	£14,426,860	£13,463,223	£12,927,869
60% LAR : 40% CIR	15%	£18,006,851	£13,747,676	£12,642,471	£12,578,446	£12,418,385	£11,458,016	£10,924,477
60% LAR : 40% CIR	20%	£15,827,100	£11,727,357	£10,625,573	£10,561,746	£10,402,182	£9,444,792	£8,912,909
60% LAR : 40% CIR	25%	£13,640,363	£9,699,784	£8,601,092	£8,537,444	£8,378,329	£7,423,633	£6,893,246
60% LAR : 40% CIR	30%	£11,446,710	£7,665,029	£6,569,101	£6,505,615	£6,346,901	£5,394,616	£4,865,569
60% LAR : 40% CIR	35%	£9,246,213	£5,623,165	£4,529,680	£4,466,336	£4,307,977	£3,357,824	£2,829,961
60% LAR : 40% CIR	40%	£7,038,940	£3,574,266	£2,482,903	£2,419,683	£2,261,633	£1,313,333	£786,501
60% LAR : 40% CIR	45%	£4,824,962	£1,518,402	£428,847	£365,732	£207,945	-£738,774	-£1,264,730
60% LAR : 40% CIR	50%	£2,604,349	-£544,351	-£1,632,414	-£1,695,440	-£1,853,009	-£2,798,419	-£3,329,852

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£28,415,135	£23,676,018	£22,558,542	£22,493,805	£22,331,963	£21,360,914	£20,821,442
60% LAR : 40% CIR	5%	£26,256,762	£21,677,901	£20,564,854	£20,500,374	£20,339,175	£19,371,979	£18,834,647
60% LAR : 40% CIR	10%	£24,091,192	£19,672,311	£18,563,352	£18,499,111	£18,338,504	£17,374,867	£16,839,513
60% LAR : 40% CIR	15%	£21,918,496	£17,659,320	£16,554,115	£16,490,090	£16,330,030	£15,369,661	£14,836,122
60% LAR : 40% CIR	20%	£19,738,745	£15,639,002	£14,537,218	£14,473,391	£14,313,827	£13,356,437	£12,824,554
60% LAR : 40% CIR	25%	£17,552,007	£13,611,428	£12,512,736	£12,449,089	£12,289,974	£11,335,278	£10,804,891
60% LAR : 40% CIR	30%	£15,358,355	£11,576,674	£10,480,746	£10,417,260	£10,258,546	£9,306,261	£8,777,214
60% LAR : 40% CIR	35%	£13,157,858	£9,534,810	£8,441,324	£8,377,981	£8,219,622	£7,269,469	£6,741,605
60% LAR : 40% CIR	40%	£10,950,584	£7,485,911	£6,394,548	£6,331,328	£6,173,278	£5,224,978	£4,698,146
60% LAR : 40% CIR	45%	£8,736,607	£5,430,047	£4,340,491	£4,277,377	£4,119,590	£3,172,871	£2,646,915
60% LAR : 40% CIR	50%	£6,515,994	£3,367,294	£2,279,231	£2,216,204	£2,058,635	£1,113,226	£581,793

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats

Value Area	Zone A - Kings Cross Lower

No Units	75
Site Area	0.2 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£32,481,122	£27,742,005	£26,624,529	£26,559,792	£26,397,950	£25,426,901	£24,887,429
60% LAR : 40% CIR	5%	£30,322,749	£25,743,888	£24,630,840	£24,566,361	£24,405,161	£23,437,965	£22,900,634
60% LAR : 40% CIR	10%	£28,157,179	£23,738,297	£22,629,339	£22,565,098	£22,404,491	£21,440,854	£20,905,500
60% LAR : 40% CIR	15%	£25,984,483	£21,725,307	£20,620,102	£20,556,077	£20,396,016	£19,435,648	£18,902,108
60% LAR : 40% CIR	20%	£23,804,731	£19,704,989	£18,603,205	£18,539,378	£18,379,814	£17,422,424	£16,890,541
60% LAR : 40% CIR	25%	£21,617,994	£17,677,415	£16,578,723	£16,515,076	£16,355,961	£15,401,265	£14,870,878
60% LAR : 40% CIR	30%	£19,424,342	£15,642,661	£14,546,733	£14,483,247	£14,324,533	£13,372,248	£12,843,201
60% LAR : 40% CIR	35%	£17,223,845	£13,600,797	£12,507,311	£12,443,968	£12,285,609	£11,335,456	£10,807,592
60% LAR : 40% CIR	40%	£15,016,571	£11,551,897	£10,460,534	£10,397,315	£10,239,264	£9,290,965	£8,764,132
60% LAR : 40% CIR	45%	£12,802,593	£9,496,034	£8,406,478	£8,343,364	£8,185,577	£7,238,858	£6,712,902
60% LAR : 40% CIR	50%	£10,581,981	£7,433,281	£6,345,218	£6,282,191	£6,124,622	£5,179,212	£4,647,779

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,208,293	£8,469,176	£7,351,700	£7,286,963	£7,125,121	£6,154,072	£5,614,600
60% LAR : 40% CIR	5%	£11,049,920	£6,471,059	£5,358,011	£5,293,532	£5,132,332	£4,165,136	£3,627,805
60% LAR : 40% CIR	10%	£8,884,350	£4,465,468	£3,356,510	£3,292,269	£3,131,662	£2,168,025	£1,632,671
60% LAR : 40% CIR	15%	£6,711,654	£2,452,478	£1,347,273	£1,283,248	£1,123,187	£162,819	-£370,720
60% LAR : 40% CIR	20%	£4,531,903	£432,160	-£669,624	-£733,451	-£893,015	-£1,850,405	-£2,382,288
60% LAR : 40% CIR	25%	£2,345,165	-£1,595,414	-£2,694,106	-£2,757,753	-£2,916,868	-£3,871,564	-£4,401,951
60% LAR : 40% CIR	30%	£151,513	-£3,630,168	-£4,726,096	-£4,789,582	-£4,948,296	-£5,900,581	-£6,429,628
60% LAR : 40% CIR	35%	-£2,048,984	-£5,672,032	-£6,765,518	-£6,828,861	-£6,987,220	-£7,937,373	-£8,465,237
60% LAR : 40% CIR	40%	-£4,256,258	-£7,720,932	-£8,812,294	-£8,875,514	-£9,033,564	-£9,981,864	-£10,508,697
60% LAR : 40% CIR	45%	-£6,470,235	-£9,776,795	-£10,866,351	-£10,929,465	-£11,087,252	-£12,033,971	-£12,559,927
60% LAR : 40% CIR	50%	-£8,690,848	-£11,839,548	-£12,927,611	-£12,990,638	-£13,148,207	-£14,093,617	-£14,625,050

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,194,412	£16,455,294	£15,337,818	£15,273,081	£15,111,240	£14,140,190	£13,600,719
60% LAR : 40% CIR	5%	£19,036,038	£14,457,178	£13,344,130	£13,279,651	£13,118,451	£12,151,255	£11,613,923
60% LAR : 40% CIR	10%	£16,870,469	£12,451,587	£11,342,629	£11,278,387	£11,117,781	£10,154,144	£9,618,790
60% LAR : 40% CIR	15%	£14,697,772	£10,438,597	£9,333,392	£9,269,367	£9,109,306	£8,148,937	£7,615,398
60% LAR : 40% CIR	20%	£12,518,021	£8,418,278	£7,316,494	£7,252,667	£7,093,103	£6,135,713	£5,603,830
60% LAR : 40% CIR	25%	£10,331,284	£6,390,705	£5,292,013	£5,228,365	£5,069,250	£4,114,554	£3,584,167
60% LAR : 40% CIR	30%	£8,137,631	£4,355,950	£3,260,022	£3,196,536	£3,037,822	£2,085,538	£1,556,490
60% LAR : 40% CIR	35%	£5,937,134	£2,314,086	£1,220,601	£1,157,257	£998,898	£48,745	-£479,118
60% LAR : 40% CIR	40%	£3,729,861	£265,187	-£826,176	-£889,396	-£1,047,446	-£1,995,746	-£2,522,578
60% LAR : 40% CIR	45%	£1,515,883	-£1,790,677	-£2,880,232	-£2,943,347	-£3,101,134	-£4,047,853	-£4,573,809
60% LAR : 40% CIR	50%	-£704,730	-£3,853,430	-£4,941,492	-£5,004,519	-£5,162,088	-£6,107,498	-£6,638,931

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£24,503,491	£19,764,373	£18,646,897	£18,582,160	£18,420,319	£17,449,269	£16,909,798
60% LAR : 40% CIR	5%	£22,345,117	£17,766,257	£16,653,209	£16,588,730	£16,427,530	£15,460,334	£14,923,002
60% LAR : 40% CIR	10%	£20,179,548	£15,760,666	£14,651,708	£14,587,466	£14,426,860	£13,463,223	£12,927,869
60% LAR : 40% CIR	15%	£18,006,851	£13,747,676	£12,642,471	£12,578,446	£12,418,385	£11,458,016	£10,924,477
60% LAR : 40% CIR	20%	£15,827,100	£11,727,357	£10,625,573	£10,561,746	£10,402,182	£9,444,792	£8,912,909
60% LAR : 40% CIR	25%	£13,640,363	£9,699,784	£8,601,092	£8,537,444	£8,378,329	£7,423,633	£6,893,246
60% LAR : 40% CIR	30%	£11,446,710	£7,665,029	£6,569,101	£6,505,615	£6,346,901	£5,394,616	£4,865,569
60% LAR : 40% CIR	35%	£9,246,213	£5,623,165	£4,529,680	£4,466,336	£4,307,977	£3,357,824	£2,829,961
60% LAR : 40% CIR	40%	£7,038,940	£3,574,266	£2,482,903	£2,419,683	£2,261,633	£1,313,333	£786,501
60% LAR : 40% CIR	45%	£4,824,962	£1,518,402	£428,847	£365,732	£207,945	-£738,774	-£1,264,730
60% LAR : 40% CIR	50%	£2,604,349	-£544,351	-£1,632,414	-£1,695,440	-£1,853,009	-£2,798,419	-£3,329,852

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£28,415,135	£23,676,018	£22,558,542	£22,493,805	£22,331,963	£21,360,914	£20,821,442
60% LAR : 40% CIR	5%	£26,256,762	£21,677,901	£20,564,854	£20,500,374	£20,339,175	£19,371,979	£18,834,647
60% LAR : 40% CIR	10%	£24,091,192	£19,672,311	£18,563,352	£18,499,111	£18,338,504	£17,374,867	£16,839,513
60% LAR : 40% CIR	15%	£21,918,496	£17,659,320	£16,554,115	£16,490,090	£16,330,030	£15,369,661	£14,836,122
60% LAR : 40% CIR	20%	£19,738,745	£15,639,002	£14,537,218	£14,473,391	£14,313,827	£13,356,437	£12,824,554
60% LAR : 40% CIR	25%	£17,552,007	£13,611,428	£12,512,736	£12,449,089	£12,289,974	£11,335,278	£10,804,891
60% LAR : 40% CIR	30%	£15,358,355	£11,576,674	£10,480,746	£10,417,260	£10,258,546	£9,306,261	£8,777,214
60% LAR : 40% CIR	35%	£13,157,858	£9,534,810	£8,441,324	£8,377,981	£8,219,622	£7,269,469	£6,741,605
60% LAR : 40% CIR	40%	£10,950,584	£7,485,911	£6,394,548	£6,331,328	£6,173,278	£5,224,978	£4,698,146
60% LAR : 40% CIR	45%	£8,736,607	£5,430,047	£4,340,491	£4,277,377	£4,119,590	£3,172,871	£2,646,915
60% LAR : 40% CIR	50%	£6,515,994	£3,367,294	£2,279,231	£2,216,204	£2,058,635	£1,113,226	£581,793

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats

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

No Units	**75**
Site Area	**0.2 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£37,765,312	£32,957,459	£31,839,982	£31,775,245	£31,613,405	£30,642,355	£30,102,882
60% LAR : 40% CIR	5%	£35,350,182	£30,698,569	£29,585,522	£29,521,041	£29,359,843	£28,392,647	£27,855,315
60% LAR : 40% CIR	10%	£32,927,363	£28,432,206	£27,323,247	£27,259,006	£27,098,400	£26,134,762	£25,599,408
60% LAR : 40% CIR	15%	£30,489,657	£26,158,442	£25,053,237	£24,989,213	£24,829,152	£23,868,783	£23,335,245
60% LAR : 40% CIR	20%	£28,044,895	£23,877,352	£22,775,567	£22,711,741	£22,552,176	£21,594,787	£21,062,904
60% LAR : 40% CIR	25%	£25,593,148	£21,589,005	£20,490,313	£20,426,666	£20,267,551	£19,312,855	£18,782,468
60% LAR : 40% CIR	30%	£23,134,485	£19,293,478	£18,197,551	£18,134,065	£17,975,351	£17,023,066	£16,494,019
60% LAR : 40% CIR	35%	£20,668,977	£16,990,842	£15,897,356	£15,834,013	£15,675,654	£14,725,500	£14,197,637
60% LAR : 40% CIR	40%	£18,196,694	£14,681,170	£13,589,807	£13,526,587	£13,368,537	£12,420,237	£11,893,405
60% LAR : 40% CIR	45%	£15,717,707	£12,364,534	£11,274,977	£11,211,863	£11,054,076	£10,107,357	£9,581,402
60% LAR : 40% CIR	50%	£13,232,083	£10,041,007	£8,952,945	£8,889,917	£8,732,349	£7,786,939	£7,261,711

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,492,483	£13,684,630	£12,567,153	£12,502,416	£12,340,576	£11,369,526	£10,830,054
60% LAR : 40% CIR	5%	£16,077,353	£11,425,740	£10,312,693	£10,248,212	£10,087,014	£9,119,818	£8,582,486
60% LAR : 40% CIR	10%	£13,654,534	£9,159,377	£8,050,419	£7,986,177	£7,825,571	£6,861,934	£6,326,580
60% LAR : 40% CIR	15%	£11,216,828	£6,885,613	£5,780,408	£5,716,384	£5,556,323	£4,595,954	£4,062,416
60% LAR : 40% CIR	20%	£8,772,067	£4,604,523	£3,502,738	£3,438,912	£3,279,347	£2,321,958	£1,790,075
60% LAR : 40% CIR	25%	£6,320,319	£2,316,176	£1,217,484	£1,153,837	£994,722	£40,026	-£490,361
60% LAR : 40% CIR	30%	£3,861,656	£20,649	-£1,075,278	-£1,138,764	-£1,297,478	-£2,249,763	-£2,778,810
60% LAR : 40% CIR	35%	£1,396,148	-£2,281,987	-£3,375,473	-£3,438,816	-£3,597,175	-£4,547,329	-£5,075,192
60% LAR : 40% CIR	40%	-£1,076,135	-£4,591,659	-£5,683,022	-£5,746,242	-£5,904,292	-£6,852,592	-£7,379,424
60% LAR : 40% CIR	45%	-£3,555,122	-£6,908,295	-£7,997,852	-£8,060,966	-£8,218,753	-£9,165,472	-£9,691,427
60% LAR : 40% CIR	50%	-£6,040,745	-£9,231,822	-£10,319,884	-£10,382,912	-£10,540,480	-£11,485,890	-£12,011,118

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£26,478,601	£21,670,748	£20,553,272	£20,488,535	£20,326,694	£19,355,644	£18,816,172
60% LAR : 40% CIR	5%	£24,063,471	£19,411,858	£18,298,811	£18,234,331	£18,073,132	£17,105,936	£16,568,605
60% LAR : 40% CIR	10%	£21,640,652	£17,145,495	£16,036,537	£15,972,295	£15,811,689	£14,848,052	£14,312,698
60% LAR : 40% CIR	15%	£19,202,947	£14,871,732	£13,766,527	£13,702,503	£13,542,441	£12,582,072	£12,048,534
60% LAR : 40% CIR	20%	£16,758,185	£12,590,641	£11,488,857	£11,425,031	£11,265,466	£10,308,077	£9,776,194
60% LAR : 40% CIR	25%	£14,306,438	£10,302,295	£9,203,603	£9,139,956	£8,980,840	£8,026,145	£7,495,757
60% LAR : 40% CIR	30%	£11,847,775	£8,006,767	£6,910,840	£6,847,355	£6,688,641	£5,736,356	£5,207,309
60% LAR : 40% CIR	35%	£9,382,267	£5,704,131	£4,610,646	£4,547,303	£4,388,944	£3,438,790	£2,910,927
60% LAR : 40% CIR	40%	£6,909,984	£3,394,459	£2,303,096	£2,239,877	£2,081,826	£1,133,527	£606,694
60% LAR : 40% CIR	45%	£4,430,996	£1,077,823	-£11,733	-£74,848	-£232,635	-£1,179,354	-£1,705,308
60% LAR : 40% CIR	50%	£1,945,373	-£1,245,703	-£2,333,765	-£2,396,793	-£2,554,361	-£3,499,772	-£4,024,999

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£29,787,680	£24,979,827	£23,862,351	£23,797,614	£23,635,773	£22,664,723	£22,125,251
60% LAR : 40% CIR	5%	£27,372,550	£22,720,937	£21,607,890	£21,543,410	£21,382,211	£20,415,015	£19,877,684
60% LAR : 40% CIR	10%	£24,949,731	£20,454,574	£19,345,616	£19,281,374	£19,120,768	£18,157,131	£17,621,777
60% LAR : 40% CIR	15%	£22,512,026	£18,180,811	£17,075,606	£17,011,582	£16,851,520	£15,891,151	£15,357,613
60% LAR : 40% CIR	20%	£20,067,264	£15,899,720	£14,797,935	£14,734,110	£14,574,545	£13,617,156	£13,085,273
60% LAR : 40% CIR	25%	£17,615,517	£13,611,374	£12,512,682	£12,449,035	£12,289,919	£11,335,224	£10,804,836
60% LAR : 40% CIR	30%	£15,156,854	£11,315,846	£10,219,919	£10,156,434	£9,997,720	£9,045,435	£8,516,388
60% LAR : 40% CIR	35%	£12,691,346	£9,013,210	£7,919,725	£7,856,382	£7,698,023	£6,747,868	£6,220,006
60% LAR : 40% CIR	40%	£10,219,063	£6,703,538	£5,612,175	£5,548,956	£5,390,905	£4,442,605	£3,915,773
60% LAR : 40% CIR	45%	£7,740,075	£4,386,902	£3,297,346	£3,234,231	£3,076,444	£2,129,725	£1,603,771
60% LAR : 40% CIR	50%	£5,254,452	£2,063,375	£975,314	£912,286	£754,718	-£190,693	-£715,920

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£33,699,325	£28,891,472	£27,773,995	£27,709,258	£27,547,418	£26,576,368	£26,036,896
60% LAR : 40% CIR	5%	£31,284,195	£26,632,582	£25,519,535	£25,455,055	£25,293,856	£24,326,660	£23,789,328
60% LAR : 40% CIR	10%	£28,861,376	£24,366,219	£23,257,261	£23,193,019	£23,032,413	£22,068,776	£21,533,422
60% LAR : 40% CIR	15%	£26,423,670	£22,092,456	£20,987,251	£20,923,227	£20,763,165	£19,802,796	£19,269,258
60% LAR : 40% CIR	20%	£23,978,909	£19,811,365	£18,709,580	£18,645,754	£18,486,189	£17,528,800	£16,996,917
60% LAR : 40% CIR	25%	£21,527,162	£17,523,018	£16,424,326	£16,360,679	£16,201,564	£15,246,868	£14,716,481
60% LAR : 40% CIR	30%	£19,068,498	£15,227,491	£14,131,564	£14,068,078	£13,909,364	£12,957,079	£12,428,032
60% LAR : 40% CIR	35%	£16,602,991	£12,924,855	£11,831,370	£11,768,026	£11,609,667	£10,659,513	£10,131,651
60% LAR : 40% CIR	40%	£14,130,707	£10,615,183	£9,523,820	£9,460,600	£9,302,550	£8,354,250	£7,827,418
60% LAR : 40% CIR	45%	£11,651,720	£8,298,547	£7,208,991	£7,145,876	£6,988,089	£6,041,370	£5,515,415
60% LAR : 40% CIR	50%	£9,166,097	£5,975,020	£4,886,958	£4,823,930	£4,666,363	£3,720,952	£3,195,724

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats	

Value Area	Zone A - Lower Cenral Zone

No Units	75
Site Area	0.2 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£43,033,262	£38,172,912	£37,055,435	£36,990,700	£36,828,858	£35,857,808	£35,318,337
60% LAR : 40% CIR	5%	£40,354,734	£35,653,250	£34,540,202	£34,475,723	£34,314,523	£33,347,327	£32,809,996
60% LAR : 40% CIR	10%	£37,669,119	£33,126,114	£32,017,156	£31,952,914	£31,792,308	£30,828,671	£30,293,317
60% LAR : 40% CIR	15%	£34,976,485	£30,591,578	£29,486,374	£29,422,349	£29,262,287	£28,301,918	£27,768,380
60% LAR : 40% CIR	20%	£32,276,901	£28,049,714	£26,947,930	£26,884,105	£26,724,539	£25,767,149	£25,235,266
60% LAR : 40% CIR	25%	£29,568,302	£25,500,596	£24,401,904	£24,338,256	£24,179,141	£23,224,445	£22,694,058
60% LAR : 40% CIR	30%	£26,844,629	£22,944,296	£21,848,368	£21,784,882	£21,626,168	£20,673,884	£20,144,836
60% LAR : 40% CIR	35%	£24,114,110	£20,380,887	£19,287,402	£19,224,057	£19,065,698	£18,115,545	£17,587,683
60% LAR : 40% CIR	40%	£21,376,817	£17,810,442	£16,719,079	£16,655,859	£16,497,809	£15,549,509	£15,022,677
60% LAR : 40% CIR	45%	£18,632,819	£15,233,033	£14,143,477	£14,080,362	£13,922,576	£12,975,857	£12,449,901
60% LAR : 40% CIR	50%	£15,882,186	£12,648,734	£11,560,672	£11,497,644	£11,340,076	£10,394,666	£9,869,437

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£23,760,433	£18,900,083	£17,782,607	£17,717,871	£17,556,029	£16,584,979	£16,045,508
60% LAR : 40% CIR	5%	£21,081,905	£16,380,421	£15,267,373	£15,202,894	£15,041,694	£14,074,498	£13,537,167
60% LAR : 40% CIR	10%	£18,396,290	£13,853,285	£12,744,327	£12,680,085	£12,519,479	£11,555,842	£11,020,488
60% LAR : 40% CIR	15%	£15,703,656	£11,318,749	£10,213,545	£10,149,520	£9,989,458	£9,029,089	£8,495,551
60% LAR : 40% CIR	20%	£13,004,072	£8,776,885	£7,675,101	£7,611,276	£7,451,711	£6,494,320	£5,962,437
60% LAR : 40% CIR	25%	£10,295,473	£6,227,767	£5,129,075	£5,065,427	£4,906,312	£3,951,616	£3,421,229
60% LAR : 40% CIR	30%	£7,571,800	£3,671,467	£2,575,539	£2,512,053	£2,353,339	£1,401,055	£872,007
60% LAR : 40% CIR	35%	£4,841,281	£1,108,058	£14,573	-£48,772	-£207,131	-£1,157,284	-£1,685,146
60% LAR : 40% CIR	40%	£2,103,988	-£1,462,387	-£2,553,750	-£2,616,970	-£2,775,020	-£3,723,320	-£4,250,152
60% LAR : 40% CIR	45%	-£640,010	-£4,039,796	-£5,129,352	-£5,192,467	-£5,350,253	-£6,296,972	-£6,822,928
60% LAR : 40% CIR	50%	-£3,390,643	-£6,624,095	-£7,712,157	-£7,775,185	-£7,932,753	-£8,878,163	-£9,403,392

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£31,746,551	£26,886,202	£25,768,725	£25,703,989	£25,542,147	£24,571,098	£24,031,626
60% LAR : 40% CIR	5%	£29,068,024	£24,366,539	£23,253,491	£23,189,012	£23,027,812	£22,060,616	£21,523,286
60% LAR : 40% CIR	10%	£26,382,408	£21,839,403	£20,730,445	£20,666,204	£20,505,597	£19,541,960	£19,006,606
60% LAR : 40% CIR	15%	£23,689,775	£19,304,867	£18,199,663	£18,135,638	£17,975,576	£17,015,207	£16,481,669
60% LAR : 40% CIR	20%	£20,990,191	£16,763,004	£15,661,220	£15,597,394	£15,437,829	£14,480,439	£13,948,556
60% LAR : 40% CIR	25%	£18,281,591	£14,213,885	£13,115,193	£13,051,546	£12,892,431	£11,937,735	£11,407,348
60% LAR : 40% CIR	30%	£15,557,918	£11,657,586	£10,561,658	£10,498,172	£10,339,458	£9,387,173	£8,858,126
60% LAR : 40% CIR	35%	£12,827,400	£9,094,177	£8,000,691	£7,937,347	£7,778,988	£6,828,835	£6,300,972
60% LAR : 40% CIR	40%	£10,090,107	£6,523,731	£5,432,368	£5,369,149	£5,211,098	£4,262,799	£3,735,966
60% LAR : 40% CIR	45%	£7,346,108	£3,946,323	£2,856,766	£2,793,651	£2,635,866	£1,689,146	£1,163,191
60% LAR : 40% CIR	50%	£4,595,475	£1,362,024	£273,962	£210,934	£53,365	-£892,045	-£1,417,273

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£35,055,630	£30,195,281	£29,077,804	£29,013,068	£28,851,226	£27,880,177	£27,340,705
60% LAR : 40% CIR	5%	£32,377,103	£27,675,618	£26,562,570	£26,498,091	£26,336,891	£25,369,695	£24,832,365
60% LAR : 40% CIR	10%	£29,691,487	£25,148,482	£24,039,524	£23,975,282	£23,814,676	£22,851,039	£22,315,685
60% LAR : 40% CIR	15%	£26,998,854	£22,613,946	£21,508,742	£21,444,717	£21,284,655	£20,324,286	£19,790,748
60% LAR : 40% CIR	20%	£24,299,270	£20,072,083	£18,970,299	£18,906,473	£18,746,908	£17,789,518	£17,257,635
60% LAR : 40% CIR	25%	£21,590,670	£17,522,964	£16,424,272	£16,360,625	£16,201,510	£15,246,814	£14,716,426
60% LAR : 40% CIR	30%	£18,866,997	£14,966,665	£13,870,737	£13,807,251	£13,648,537	£12,696,252	£12,167,205
60% LAR : 40% CIR	35%	£16,136,479	£12,403,256	£11,309,770	£11,246,426	£11,088,067	£10,137,914	£9,610,051
60% LAR : 40% CIR	40%	£13,399,186	£9,832,810	£8,741,447	£8,678,228	£8,520,177	£7,571,878	£7,045,045
60% LAR : 40% CIR	45%	£10,655,187	£7,255,401	£6,165,845	£6,102,730	£5,944,945	£4,998,225	£4,472,270
60% LAR : 40% CIR	50%	£7,904,554	£4,671,103	£3,583,041	£3,520,013	£3,362,444	£2,417,034	£1,891,806

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£38,967,275	£34,106,925	£32,989,449	£32,924,713	£32,762,871	£31,791,821	£31,252,350
60% LAR : 40% CIR	5%	£36,288,747	£31,587,263	£30,474,215	£30,409,736	£30,248,536	£29,281,340	£28,744,010
60% LAR : 40% CIR	10%	£33,603,132	£29,060,127	£27,951,169	£27,886,927	£27,726,321	£26,762,684	£26,227,330
60% LAR : 40% CIR	15%	£30,910,499	£26,525,591	£25,420,387	£25,356,362	£25,196,300	£24,235,931	£23,702,393
60% LAR : 40% CIR	20%	£28,210,914	£23,983,727	£22,881,943	£22,818,118	£22,658,553	£21,701,163	£21,169,280
60% LAR : 40% CIR	25%	£25,502,315	£21,434,609	£20,335,917	£20,272,270	£20,113,154	£19,158,459	£18,628,071
60% LAR : 40% CIR	30%	£22,778,642	£18,878,309	£17,782,381	£17,718,896	£17,560,181	£16,607,897	£16,078,850
60% LAR : 40% CIR	35%	£20,048,123	£16,314,900	£15,221,415	£15,158,071	£14,999,712	£14,049,558	£13,521,696
60% LAR : 40% CIR	40%	£17,310,830	£13,744,455	£12,653,092	£12,589,872	£12,431,822	£11,483,522	£10,956,690
60% LAR : 40% CIR	45%	£14,566,832	£11,167,046	£10,077,490	£10,014,375	£9,856,589	£8,909,870	£8,383,914
60% LAR : 40% CIR	50%	£11,816,199	£8,582,747	£7,494,685	£7,431,658	£7,274,089	£6,328,679	£5,803,450

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats	

Value Area	**Zone A - Medium Central Zone**

No Units	**75**
Site Area	**0.2 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£55,325,144	£50,284,166	£49,183,484	£49,119,721	£48,960,311	£48,003,856	£47,472,491
60% LAR : 40% CIR	5%	£52,032,023	£47,167,556	£46,071,236	£46,007,726	£45,848,949	£44,896,289	£44,367,033
60% LAR : 40% CIR	10%	£48,731,814	£44,043,586	£42,951,294	£42,888,016	£42,729,824	£41,780,670	£41,245,769
60% LAR : 40% CIR	15%	£45,424,586	£40,912,326	£39,823,731	£39,760,668	£39,603,012	£38,645,901	£38,112,363
60% LAR : 40% CIR	20%	£42,110,408	£37,773,848	£36,683,444	£36,619,617	£36,460,052	£35,502,663	£34,970,780
60% LAR : 40% CIR	25%	£38,789,349	£34,627,640	£33,528,947	£33,465,301	£33,306,185	£32,351,489	£31,821,103
60% LAR : 40% CIR	30%	£35,461,479	£31,462,870	£30,366,942	£30,303,457	£30,144,742	£29,192,458	£28,663,411
60% LAR : 40% CIR	35%	£32,126,867	£28,290,991	£27,197,506	£27,134,162	£26,975,803	£26,025,650	£25,497,786
60% LAR : 40% CIR	40%	£28,785,581	£25,112,076	£24,020,714	£23,957,494	£23,799,444	£22,851,145	£22,324,312
60% LAR : 40% CIR	45%	£25,434,749	£21,926,198	£20,836,643	£20,773,528	£20,615,741	£19,669,022	£19,143,067
60% LAR : 40% CIR	50%	£22,065,758	£18,733,430	£17,645,368	£17,582,340	£17,424,772	£16,479,361	£15,954,134

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£36,052,315	£31,011,337	£29,910,655	£29,846,892	£29,687,482	£28,731,027	£28,199,662
60% LAR : 40% CIR	5%	£32,759,194	£27,894,727	£26,798,407	£26,734,897	£26,576,120	£25,623,460	£25,094,204
60% LAR : 40% CIR	10%	£29,458,985	£24,770,757	£23,678,465	£23,615,187	£23,456,995	£22,507,841	£21,972,940
60% LAR : 40% CIR	15%	£26,151,757	£21,639,497	£20,550,902	£20,487,839	£20,330,183	£19,373,072	£18,839,534
60% LAR : 40% CIR	20%	£22,837,579	£18,501,019	£17,410,615	£17,346,788	£17,187,223	£16,229,834	£15,697,951
60% LAR : 40% CIR	25%	£19,516,520	£15,354,811	£14,256,118	£14,192,472	£14,033,356	£13,078,660	£12,548,274
60% LAR : 40% CIR	30%	£16,188,650	£12,190,041	£11,094,113	£11,030,628	£10,871,914	£9,919,629	£9,390,582
60% LAR : 40% CIR	35%	£12,854,038	£9,018,162	£7,924,677	£7,861,333	£7,702,974	£6,752,821	£6,224,957
60% LAR : 40% CIR	40%	£9,512,752	£5,839,247	£4,747,885	£4,684,665	£4,526,615	£3,578,316	£3,051,483
60% LAR : 40% CIR	45%	£6,161,920	£2,653,369	£1,563,814	£1,500,699	£1,342,912	£396,193	-£129,762
60% LAR : 40% CIR	50%	£2,792,929	-£539,399	-£1,627,461	-£1,690,489	-£1,848,057	-£2,793,468	-£3,318,695

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£44,038,433	£38,997,455	£37,896,773	£37,833,010	£37,673,600	£36,717,145	£36,185,781
60% LAR : 40% CIR	5%	£40,745,312	£35,880,845	£34,784,526	£34,721,015	£34,562,239	£33,609,578	£33,080,322
60% LAR : 40% CIR	10%	£37,445,103	£32,756,875	£31,664,583	£31,601,306	£31,443,113	£30,493,959	£29,959,059
60% LAR : 40% CIR	15%	£34,137,875	£29,625,615	£28,537,020	£28,473,957	£28,316,302	£27,359,191	£26,825,653
60% LAR : 40% CIR	20%	£30,823,697	£26,487,137	£25,396,734	£25,332,907	£25,173,342	£24,215,953	£23,684,070
60% LAR : 40% CIR	25%	£27,502,638	£23,340,930	£22,242,237	£22,178,590	£22,019,474	£21,064,778	£20,534,392
60% LAR : 40% CIR	30%	£24,174,768	£20,176,160	£19,080,232	£19,016,746	£18,858,032	£17,905,747	£17,376,700
60% LAR : 40% CIR	35%	£20,840,156	£17,004,280	£15,910,796	£15,847,452	£15,689,093	£14,738,940	£14,211,076
60% LAR : 40% CIR	40%	£17,498,870	£13,825,366	£12,734,004	£12,670,783	£12,512,734	£11,564,434	£11,037,602
60% LAR : 40% CIR	45%	£14,148,038	£10,639,488	£9,549,932	£9,486,818	£9,329,031	£8,382,311	£7,856,357
60% LAR : 40% CIR	50%	£10,779,048	£7,446,719	£6,358,658	£6,295,630	£6,138,062	£5,192,651	£4,667,423

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£47,347,512	£42,306,534	£41,205,852	£41,142,089	£40,982,679	£40,026,224	£39,494,860
60% LAR : 40% CIR	5%	£44,054,391	£39,189,924	£38,093,604	£38,030,094	£37,871,318	£36,918,657	£36,389,401
60% LAR : 40% CIR	10%	£40,754,182	£36,065,954	£34,973,662	£34,910,385	£34,752,192	£33,803,038	£33,268,138
60% LAR : 40% CIR	15%	£37,446,954	£32,934,694	£31,846,099	£31,783,036	£31,625,381	£30,668,270	£30,134,732
60% LAR : 40% CIR	20%	£34,132,776	£29,796,216	£28,705,813	£28,641,986	£28,482,421	£27,525,032	£26,993,149
60% LAR : 40% CIR	25%	£30,811,717	£26,650,009	£25,551,316	£25,487,669	£25,328,553	£24,373,857	£23,843,471
60% LAR : 40% CIR	30%	£27,483,847	£23,485,239	£22,389,311	£22,325,825	£22,167,111	£21,214,826	£20,685,779
60% LAR : 40% CIR	35%	£24,149,235	£20,313,359	£19,219,875	£19,156,531	£18,998,172	£18,048,018	£17,520,155
60% LAR : 40% CIR	40%	£20,807,949	£17,134,445	£16,043,083	£15,979,862	£15,821,813	£14,873,513	£14,346,681
60% LAR : 40% CIR	45%	£17,457,117	£13,948,567	£12,859,011	£12,795,896	£12,638,110	£11,691,390	£11,165,436
60% LAR : 40% CIR	50%	£14,088,127	£10,755,798	£9,667,736	£9,604,709	£9,447,141	£8,501,730	£7,976,502

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£51,259,157	£46,218,179	£45,117,497	£45,053,734	£44,894,324	£43,937,869	£43,406,505
60% LAR : 40% CIR	5%	£47,966,036	£43,101,569	£42,005,249	£41,941,739	£41,782,962	£40,830,302	£40,301,046
60% LAR : 40% CIR	10%	£44,665,827	£39,977,599	£38,885,307	£38,822,029	£38,663,837	£37,714,683	£37,179,783
60% LAR : 40% CIR	15%	£41,358,599	£36,846,339	£35,757,744	£35,694,681	£35,537,025	£34,579,914	£34,046,376
60% LAR : 40% CIR	20%	£38,044,421	£33,707,861	£32,617,457	£32,553,631	£32,394,066	£31,436,676	£30,904,793
60% LAR : 40% CIR	25%	£34,723,362	£30,561,653	£29,462,960	£29,399,314	£29,240,198	£28,285,502	£27,755,116
60% LAR : 40% CIR	30%	£31,395,492	£27,396,884	£26,300,955	£26,237,470	£26,078,756	£25,126,471	£24,597,424
60% LAR : 40% CIR	35%	£28,060,880	£24,225,004	£23,131,520	£23,068,175	£22,909,816	£21,959,663	£21,431,800
60% LAR : 40% CIR	40%	£24,719,594	£21,046,089	£19,954,727	£19,891,507	£19,733,457	£18,785,158	£18,258,325
60% LAR : 40% CIR	45%	£21,368,762	£17,860,211	£16,770,656	£16,707,541	£16,549,754	£15,603,035	£15,077,080
60% LAR : 40% CIR	50%	£17,999,771	£14,667,443	£13,579,381	£13,516,353	£13,358,785	£12,413,375	£11,888,147

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats		**Value Area**	**Zone A - Higher Central Zone**

No Units	**75**
Site Area	**0.2 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£62,349,078	£57,195,785	£56,095,103	£56,031,340	£55,871,930	£54,915,475	£54,384,111
60% LAR : 40% CIR	5%	£58,704,759	£53,733,594	£52,637,274	£52,573,764	£52,414,988	£51,462,327	£50,933,071
60% LAR : 40% CIR	10%	£55,053,354	£50,264,042	£49,171,751	£49,108,474	£48,950,281	£48,001,127	£47,473,819
60% LAR : 40% CIR	15%	£51,394,928	£46,787,202	£45,698,607	£45,635,544	£45,477,889	£44,531,953	£44,006,433
60% LAR : 40% CIR	20%	£47,729,554	£43,303,143	£42,217,918	£42,155,051	£41,997,884	£41,054,883	£40,530,993
60% LAR : 40% CIR	25%	£44,057,299	£39,811,939	£38,729,759	£38,667,069	£38,510,343	£37,566,942	£37,036,556
60% LAR : 40% CIR	30%	£40,378,232	£36,313,661	£35,234,204	£35,171,214	£35,012,499	£34,060,215	£33,531,168
60% LAR : 40% CIR	35%	£36,692,422	£32,808,380	£31,717,566	£31,654,222	£31,495,864	£30,545,710	£30,017,847
60% LAR : 40% CIR	40%	£32,999,940	£29,284,439	£28,193,077	£28,129,857	£27,971,808	£27,023,508	£26,496,674
60% LAR : 40% CIR	45%	£29,300,853	£25,750,865	£24,661,308	£24,598,194	£24,440,407	£23,493,688	£22,967,733
60% LAR : 40% CIR	50%	£25,595,232	£22,210,399	£21,122,337	£21,059,310	£20,901,741	£19,956,331	£19,431,103

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£43,076,249	£37,922,956	£36,822,274	£36,758,511	£36,599,101	£35,642,646	£35,111,282
60% LAR : 40% CIR	5%	£39,431,930	£34,460,765	£33,364,446	£33,300,935	£33,142,159	£32,189,498	£31,660,242
60% LAR : 40% CIR	10%	£35,780,525	£30,991,213	£29,898,922	£29,835,645	£29,677,452	£28,728,298	£28,200,990
60% LAR : 40% CIR	15%	£32,122,099	£27,514,373	£26,425,778	£26,362,715	£26,205,060	£25,259,124	£24,733,604
60% LAR : 40% CIR	20%	£28,456,725	£24,030,314	£22,945,089	£22,882,222	£22,725,055	£21,782,054	£21,258,164
60% LAR : 40% CIR	25%	£24,784,470	£20,539,110	£19,456,930	£19,394,240	£19,237,514	£18,294,113	£17,763,727
60% LAR : 40% CIR	30%	£21,105,403	£17,040,832	£15,961,375	£15,898,385	£15,739,670	£14,787,386	£14,258,339
60% LAR : 40% CIR	35%	£17,419,593	£13,535,552	£12,444,737	£12,381,393	£12,223,035	£11,272,881	£10,745,018
60% LAR : 40% CIR	40%	£13,727,111	£10,011,610	£8,920,248	£8,857,028	£8,698,979	£7,750,679	£7,223,845
60% LAR : 40% CIR	45%	£10,028,024	£6,478,036	£5,388,480	£5,325,365	£5,167,578	£4,220,859	£3,694,904
60% LAR : 40% CIR	50%	£6,322,403	£2,937,570	£1,849,508	£1,786,481	£1,628,912	£683,502	£158,274

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, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£51,062,367	£45,909,074	£44,808,392	£44,744,629	£44,585,220	£43,628,765	£43,097,400
60% LAR : 40% CIR	5%	£47,418,049	£42,446,884	£41,350,564	£41,287,053	£41,128,277	£40,175,617	£39,646,361
60% LAR : 40% CIR	10%	£43,766,643	£38,977,332	£37,885,041	£37,821,763	£37,663,571	£36,714,417	£36,187,108
60% LAR : 40% CIR	15%	£40,108,217	£35,500,491	£34,411,896	£34,348,834	£34,191,178	£33,245,243	£32,719,722
60% LAR : 40% CIR	20%	£36,442,843	£32,016,432	£30,931,207	£30,868,341	£30,711,174	£29,768,172	£29,244,283
60% LAR : 40% CIR	25%	£32,770,588	£28,525,228	£27,443,048	£27,380,358	£27,223,633	£26,280,232	£25,749,845
60% LAR : 40% CIR	30%	£29,091,522	£25,026,950	£23,947,493	£23,884,503	£23,725,789	£22,773,504	£22,244,457
60% LAR : 40% CIR	35%	£25,405,712	£21,521,670	£20,430,855	£20,367,511	£20,209,153	£19,258,999	£18,731,136
60% LAR : 40% CIR	40%	£21,713,230	£17,997,729	£16,906,366	£16,843,146	£16,685,097	£15,736,797	£15,209,964
60% LAR : 40% CIR	45%	£18,014,143	£14,464,154	£13,374,598	£13,311,483	£13,153,697	£12,206,977	£11,681,023
60% LAR : 40% CIR	50%	£14,308,522	£10,923,689	£9,835,626	£9,772,599	£9,615,030	£8,669,620	£8,144,392

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£54,371,446	£49,218,153	£48,117,471	£48,053,708	£47,894,298	£46,937,844	£46,406,479
60% LAR : 40% CIR	5%	£50,727,128	£45,755,962	£44,659,643	£44,596,132	£44,437,356	£43,484,696	£42,955,440
60% LAR : 40% CIR	10%	£47,075,722	£42,286,410	£41,194,120	£41,130,842	£40,972,650	£40,023,496	£39,496,187
60% LAR : 40% CIR	15%	£43,417,296	£38,809,570	£37,720,975	£37,657,913	£37,500,257	£36,554,322	£36,028,801
60% LAR : 40% CIR	20%	£39,751,922	£35,325,511	£34,240,286	£34,177,420	£34,020,253	£33,077,251	£32,553,362
60% LAR : 40% CIR	25%	£36,079,667	£31,834,307	£30,752,127	£30,689,437	£30,532,712	£29,589,311	£29,058,924
60% LAR : 40% CIR	30%	£32,400,600	£28,336,029	£27,256,572	£27,193,582	£27,034,868	£26,082,583	£25,553,536
60% LAR : 40% CIR	35%	£28,714,791	£24,830,749	£23,739,934	£23,676,590	£23,518,232	£22,568,078	£22,040,215
60% LAR : 40% CIR	40%	£25,022,309	£21,306,808	£20,215,445	£20,152,225	£19,994,176	£19,045,876	£18,519,043
60% LAR : 40% CIR	45%	£21,323,222	£17,773,233	£16,683,677	£16,620,562	£16,462,775	£15,516,056	£14,990,102
60% LAR : 40% CIR	50%	£17,617,601	£14,232,768	£13,144,705	£13,081,678	£12,924,109	£11,978,699	£11,453,471

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£58,283,091	£53,129,798	£52,029,116	£51,965,353	£51,805,943	£50,849,488	£50,318,124
60% LAR : 40% CIR	5%	£54,638,772	£49,667,607	£48,571,288	£48,507,777	£48,349,001	£47,396,340	£46,867,084
60% LAR : 40% CIR	10%	£50,987,367	£46,198,055	£45,105,764	£45,042,487	£44,884,294	£43,935,140	£43,407,832
60% LAR : 40% CIR	15%	£47,328,941	£42,721,215	£41,632,620	£41,569,558	£41,411,902	£40,465,966	£39,940,446
60% LAR : 40% CIR	20%	£43,663,567	£39,237,156	£38,151,931	£38,089,064	£37,931,897	£36,988,896	£36,465,006
60% LAR : 40% CIR	25%	£39,991,312	£35,745,952	£34,663,772	£34,601,082	£34,444,357	£33,500,955	£32,970,569
60% LAR : 40% CIR	30%	£36,312,245	£32,247,674	£31,168,217	£31,105,227	£30,946,513	£29,994,228	£29,465,181
60% LAR : 40% CIR	35%	£32,626,435	£28,742,394	£27,651,579	£27,588,235	£27,429,877	£26,479,723	£25,951,860
60% LAR : 40% CIR	40%	£28,933,953	£25,218,453	£24,127,090	£24,063,870	£23,905,821	£22,957,521	£22,430,688
60% LAR : 40% CIR	45%	£25,234,866	£21,684,878	£20,595,322	£20,532,207	£20,374,420	£19,427,701	£18,901,746
60% LAR : 40% CIR	50%	£21,529,245	£18,144,413	£17,056,350	£16,993,323	£16,835,754	£15,890,344	£15,365,116

LB Camden
Local Plan Viability Testing 2025

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

Value Area	Zone A - Zone 1 and Eastern Central Zone	
Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£55,839,777	£47,234,286	£45,142,272	£45,020,947	£44,717,633	£42,897,755	£41,886,711
60% LAR : 40% CIR	5%	£51,950,000	£43,618,157	£41,534,225	£41,413,368	£41,111,227	£39,298,381	£38,291,244
60% LAR : 40% CIR	10%	£48,046,697	£39,987,783	£37,911,297	£37,790,872	£37,489,811	£35,683,446	£34,679,910
60% LAR : 40% CIR	15%	£44,129,066	£36,343,297	£34,273,627	£34,153,599	£33,853,527	£32,053,097	£31,052,859
60% LAR : 40% CIR	20%	£40,180,077	£32,684,835	£30,621,359	£30,501,690	£30,202,517	£28,407,482	£27,410,239
60% LAR : 40% CIR	25%	£36,217,747	£29,012,529	£26,954,630	£26,835,286	£26,536,923	£24,746,745	£23,752,204
60% LAR : 40% CIR	30%	£32,242,205	£25,326,517	£23,273,583	£23,154,527	£22,856,885	£21,071,037	£20,078,899
60% LAR : 40% CIR	35%	£28,253,581	£21,626,930	£19,578,358	£19,459,555	£19,162,547	£17,380,502	£16,379,596
60% LAR : 40% CIR	40%	£24,252,004	£17,913,905	£15,869,094	£15,750,510	£15,450,482	£13,644,579	£12,641,299
60% LAR : 40% CIR	45%	£20,237,605	£14,186,283	£12,113,490	£11,993,284	£11,692,769	£9,889,677	£8,887,958
60% LAR : 40% CIR	50%	£16,210,512	£10,411,327	£8,341,154	£8,221,101	£7,920,967	£6,120,169	£5,119,725

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£45,564,954	-£54,170,445	-£56,262,459	-£56,383,784	-£56,687,097	-£58,506,976	-£59,518,020
60% LAR : 40% CIR	5%	-£49,454,731	-£57,786,574	-£59,870,506	-£59,991,362	-£60,293,504	-£62,106,350	-£63,113,487
60% LAR : 40% CIR	10%	-£53,358,034	-£61,416,948	-£63,493,434	-£63,613,859	-£63,914,919	-£65,721,284	-£66,724,821
60% LAR : 40% CIR	15%	-£57,275,665	-£65,061,434	-£67,131,103	-£67,251,131	-£67,551,204	-£69,351,633	-£70,351,872
60% LAR : 40% CIR	20%	-£61,224,654	-£68,719,896	-£70,783,372	-£70,903,041	-£71,202,214	-£72,997,249	-£73,994,491
60% LAR : 40% CIR	25%	-£65,186,984	-£72,392,201	-£74,450,100	-£74,569,445	-£74,867,808	-£76,657,985	-£77,652,527
60% LAR : 40% CIR	30%	-£69,162,526	-£76,078,214	-£78,131,148	-£78,250,204	-£78,547,846	-£80,333,694	-£81,325,832
60% LAR : 40% CIR	35%	-£73,151,149	-£79,777,801	-£81,826,373	-£81,945,176	-£82,242,184	-£84,024,228	-£85,025,135
60% LAR : 40% CIR	40%	-£77,152,727	-£83,490,826	-£85,535,636	-£85,654,221	-£85,954,249	-£87,760,152	-£88,763,432
60% LAR : 40% CIR	45%	-£81,167,125	-£87,218,447	-£89,291,241	-£89,411,447	-£89,711,962	-£91,515,054	-£92,516,773
60% LAR : 40% CIR	50%	-£85,194,218	-£90,993,404	-£93,063,577	-£93,183,630	-£93,483,763	-£95,284,562	-£96,285,005

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,545,684	-£12,151,176	-£14,243,189	-£14,364,515	-£14,667,828	-£16,487,707	-£17,498,751
60% LAR : 40% CIR	5%	-£7,435,462	-£15,767,305	-£17,851,237	-£17,972,093	-£18,274,235	-£20,087,081	-£21,094,218
60% LAR : 40% CIR	10%	-£11,338,764	-£19,397,679	-£21,474,165	-£21,594,590	-£21,895,650	-£23,702,015	-£24,705,552
60% LAR : 40% CIR	15%	-£15,256,395	-£23,042,164	-£25,111,834	-£25,231,862	-£25,531,934	-£27,332,364	-£28,332,603
60% LAR : 40% CIR	20%	-£19,205,384	-£26,700,627	-£28,764,102	-£28,883,772	-£29,182,944	-£30,977,980	-£31,975,222
60% LAR : 40% CIR	25%	-£23,167,715	-£30,372,932	-£32,430,831	-£32,550,176	-£32,848,539	-£34,638,716	-£35,633,258
60% LAR : 40% CIR	30%	-£27,143,257	-£34,058,945	-£36,111,879	-£36,230,935	-£36,528,576	-£38,314,425	-£39,306,562
60% LAR : 40% CIR	35%	-£31,131,880	-£37,758,532	-£39,807,104	-£39,925,907	-£40,222,914	-£42,004,959	-£43,005,866
60% LAR : 40% CIR	40%	-£35,133,457	-£41,471,556	-£43,516,367	-£43,634,951	-£43,934,980	-£45,740,883	-£46,744,162
60% LAR : 40% CIR	45%	-£39,147,856	-£45,199,178	-£47,271,972	-£47,392,178	-£47,692,693	-£49,495,785	-£50,497,503
60% LAR : 40% CIR	50%	-£43,174,949	-£48,974,135	-£51,044,308	-£51,164,361	-£51,464,494	-£53,265,293	-£54,265,736

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,865,162	£5,259,671	£3,167,657	£3,046,331	£2,743,018	£923,139	-£87,905
60% LAR : 40% CIR	5%	£9,975,384	£1,643,542	-£440,391	-£561,247	-£863,389	-£2,676,235	-£3,683,372
60% LAR : 40% CIR	10%	£6,072,082	-£1,986,833	-£4,063,319	-£4,183,743	-£4,484,804	-£6,291,169	-£7,294,706
60% LAR : 40% CIR	15%	£2,154,451	-£5,631,318	-£7,700,988	-£7,821,016	-£8,121,088	-£9,921,518	-£10,921,757
60% LAR : 40% CIR	20%	-£1,794,538	-£9,289,780	-£11,353,256	-£11,472,926	-£11,772,098	-£13,567,134	-£14,564,376
60% LAR : 40% CIR	25%	-£5,756,868	-£12,962,086	-£15,019,985	-£15,139,330	-£15,437,692	-£17,227,870	-£18,222,412
60% LAR : 40% CIR	30%	-£9,732,410	-£16,648,099	-£18,701,032	-£18,820,089	-£19,117,730	-£20,903,578	-£21,895,716
60% LAR : 40% CIR	35%	-£13,721,034	-£20,347,686	-£22,396,258	-£22,515,061	-£22,812,068	-£24,594,113	-£25,595,019
60% LAR : 40% CIR	40%	-£17,722,611	-£24,060,710	-£26,105,521	-£26,224,105	-£26,524,134	-£28,330,036	-£29,333,316
60% LAR : 40% CIR	45%	-£21,737,010	-£27,788,332	-£29,861,126	-£29,981,331	-£30,281,847	-£32,084,939	-£33,086,657
60% LAR : 40% CIR	50%	-£25,764,103	-£31,563,289	-£33,633,461	-£33,753,515	-£34,053,648	-£35,854,447	-£36,854,890

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£34,446,431	£25,840,940	£23,748,926	£23,627,601	£23,324,287	£21,504,409	£20,493,365
60% LAR : 40% CIR	5%	£30,556,654	£22,224,811	£20,140,879	£20,020,022	£19,717,881	£17,905,035	£16,897,898
60% LAR : 40% CIR	10%	£26,653,351	£18,594,436	£16,517,950	£16,397,526	£16,096,465	£14,290,100	£13,286,564
60% LAR : 40% CIR	15%	£22,735,720	£14,949,951	£12,880,281	£12,760,253	£12,460,181	£10,659,751	£9,659,513
60% LAR : 40% CIR	20%	£18,786,731	£11,291,489	£9,228,013	£9,108,344	£8,809,171	£7,014,135	£6,016,893
60% LAR : 40% CIR	25%	£14,824,401	£7,619,183	£5,561,284	£5,441,940	£5,143,577	£3,353,399	£2,358,858
60% LAR : 40% CIR	30%	£10,848,859	£3,933,171	£1,880,237	£1,761,181	£1,463,539	-£322,309	-£1,314,447
60% LAR : 40% CIR	35%	£6,860,235	£233,584	-£1,814,988	-£1,933,792	-£2,230,799	-£4,012,844	-£5,013,750
60% LAR : 40% CIR	40%	£2,858,658	-£3,479,441	-£5,524,252	-£5,642,836	-£5,942,864	-£7,748,767	-£8,752,047
60% LAR : 40% CIR	45%	-£1,155,741	-£7,207,063	-£9,279,857	-£9,400,062	-£9,700,578	-£11,503,670	-£12,505,388
60% LAR : 40% CIR	50%	-£5,182,834	-£10,982,019	-£13,052,192	-£13,172,246	-£13,472,379	-£15,273,177	-£16,273,621

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area	Zone A - Kings Cross Lower

No Units	135
Site Area	1.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£55,839,777	£47,234,286	£45,142,272	£45,020,947	£44,717,633	£42,897,755	£41,886,711
60% LAR : 40% CIR	5%	£51,950,000	£43,618,157	£41,534,225	£41,413,368	£41,111,227	£39,298,381	£38,291,244
60% LAR : 40% CIR	10%	£48,046,697	£39,987,783	£37,911,297	£37,790,872	£37,489,811	£35,683,446	£34,679,910
60% LAR : 40% CIR	15%	£44,129,066	£36,343,297	£34,273,627	£34,153,599	£33,853,527	£32,053,097	£31,052,859
60% LAR : 40% CIR	20%	£40,180,077	£32,684,835	£30,621,359	£30,501,690	£30,202,517	£28,407,482	£27,410,239
60% LAR : 40% CIR	25%	£36,217,747	£29,012,529	£26,954,630	£26,835,286	£26,536,923	£24,746,745	£23,752,204
60% LAR : 40% CIR	30%	£32,242,205	£25,326,517	£23,273,583	£23,154,527	£22,856,885	£21,071,037	£20,078,899
60% LAR : 40% CIR	35%	£28,253,581	£21,626,930	£19,578,358	£19,459,555	£19,162,547	£17,380,502	£16,379,596
60% LAR : 40% CIR	40%	£24,252,004	£17,913,905	£15,869,094	£15,750,510	£15,450,482	£13,644,579	£12,641,299
60% LAR : 40% CIR	45%	£20,237,605	£14,186,283	£12,113,490	£11,993,284	£11,692,769	£9,889,677	£8,887,958
60% LAR : 40% CIR	50%	£16,210,512	£10,411,327	£8,341,154	£8,221,101	£7,920,967	£6,120,169	£5,119,725

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£45,564,954	-£54,170,445	-£56,262,459	-£56,383,784	-£56,687,097	-£58,506,976	-£59,518,020
60% LAR : 40% CIR	5%	-£49,454,731	-£57,786,574	-£59,870,506	-£59,991,362	-£60,293,504	-£62,106,350	-£63,113,487
60% LAR : 40% CIR	10%	-£53,358,034	-£61,416,948	-£63,493,434	-£63,613,859	-£63,914,919	-£65,721,284	-£66,724,821
60% LAR : 40% CIR	15%	-£57,275,665	-£65,061,434	-£67,131,103	-£67,251,131	-£67,551,204	-£69,351,633	-£70,351,872
60% LAR : 40% CIR	20%	-£61,224,654	-£68,719,896	-£70,783,372	-£70,903,041	-£71,202,214	-£72,997,249	-£73,994,491
60% LAR : 40% CIR	25%	-£65,186,984	-£72,392,201	-£74,450,100	-£74,569,445	-£74,867,808	-£76,657,985	-£77,652,527
60% LAR : 40% CIR	30%	-£69,162,526	-£76,078,214	-£78,131,148	-£78,250,204	-£78,547,846	-£80,333,694	-£81,325,832
60% LAR : 40% CIR	35%	-£73,151,149	-£79,777,801	-£81,826,373	-£81,945,176	-£82,242,184	-£84,024,228	-£85,025,135
60% LAR : 40% CIR	40%	-£77,152,727	-£83,490,826	-£85,535,636	-£85,654,221	-£85,954,249	-£87,760,152	-£88,763,432
60% LAR : 40% CIR	45%	-£81,167,125	-£87,218,447	-£89,291,241	-£89,411,447	-£89,711,962	-£91,515,054	-£92,516,773
60% LAR : 40% CIR	50%	-£85,194,218	-£90,993,404	-£93,063,577	-£93,183,630	-£93,483,763	-£95,284,562	-£96,285,005

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,545,684	-£12,151,176	-£14,243,189	-£14,364,515	-£14,667,828	-£16,487,707	-£17,498,751
60% LAR : 40% CIR	5%	-£7,435,462	-£15,767,305	-£17,851,237	-£17,972,093	-£18,274,235	-£20,087,081	-£21,094,218
60% LAR : 40% CIR	10%	-£11,338,764	-£19,397,679	-£21,474,165	-£21,594,590	-£21,895,650	-£23,702,015	-£24,705,552
60% LAR : 40% CIR	15%	-£15,256,395	-£23,042,164	-£25,111,834	-£25,231,862	-£25,531,934	-£27,332,364	-£28,332,603
60% LAR : 40% CIR	20%	-£19,205,384	-£26,700,627	-£28,764,102	-£28,883,772	-£29,182,944	-£30,977,980	-£31,975,222
60% LAR : 40% CIR	25%	-£23,167,715	-£30,372,932	-£32,430,831	-£32,550,176	-£32,848,539	-£34,638,716	-£35,633,258
60% LAR : 40% CIR	30%	-£27,143,257	-£34,058,945	-£36,111,879	-£36,230,935	-£36,528,576	-£38,314,425	-£39,306,562
60% LAR : 40% CIR	35%	-£31,131,880	-£37,758,532	-£39,807,104	-£39,925,907	-£40,222,914	-£42,004,959	-£43,005,866
60% LAR : 40% CIR	40%	-£35,133,457	-£41,471,556	-£43,516,367	-£43,634,951	-£43,934,980	-£45,740,883	-£46,744,162
60% LAR : 40% CIR	45%	-£39,147,856	-£45,199,178	-£47,271,972	-£47,392,178	-£47,692,693	-£49,495,785	-£50,497,503
60% LAR : 40% CIR	50%	-£43,174,949	-£48,974,135	-£51,044,308	-£51,164,361	-£51,464,494	-£53,265,293	-£54,265,736

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,865,162	£5,259,671	£3,167,657	£3,046,331	£2,743,018	£923,139	-£87,905
60% LAR : 40% CIR	5%	£9,975,384	£1,643,542	-£440,391	-£561,247	-£863,389	-£2,676,235	-£3,683,372
60% LAR : 40% CIR	10%	£6,072,082	-£1,986,833	-£4,063,319	-£4,183,743	-£4,484,804	-£6,291,169	-£7,294,706
60% LAR : 40% CIR	15%	£2,154,451	-£5,631,318	-£7,700,988	-£7,821,016	-£8,121,088	-£9,921,518	-£10,921,757
60% LAR : 40% CIR	20%	-£1,794,538	-£9,289,780	-£11,353,256	-£11,472,926	-£11,772,098	-£13,567,134	-£14,564,376
60% LAR : 40% CIR	25%	-£5,756,868	-£12,962,086	-£15,019,985	-£15,139,330	-£15,437,692	-£17,227,870	-£18,222,412
60% LAR : 40% CIR	30%	-£9,732,410	-£16,648,099	-£18,701,032	-£18,820,089	-£19,117,730	-£20,903,578	-£21,895,716
60% LAR : 40% CIR	35%	-£13,721,034	-£20,347,686	-£22,396,258	-£22,515,061	-£22,812,068	-£24,594,113	-£25,595,019
60% LAR : 40% CIR	40%	-£17,722,611	-£24,060,710	-£26,105,521	-£26,224,105	-£26,524,134	-£28,330,036	-£29,333,316
60% LAR : 40% CIR	45%	-£21,737,010	-£27,788,332	-£29,861,126	-£29,981,331	-£30,281,847	-£32,084,939	-£33,086,657
60% LAR : 40% CIR	50%	-£25,764,103	-£31,563,289	-£33,633,461	-£33,753,515	-£34,053,648	-£35,854,447	-£36,854,890

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£34,446,431	£25,840,940	£23,748,926	£23,627,601	£23,324,287	£21,504,409	£20,493,365
60% LAR : 40% CIR	5%	£30,556,654	£22,224,811	£20,140,879	£20,020,022	£19,717,881	£17,905,035	£16,897,898
60% LAR : 40% CIR	10%	£26,653,351	£18,594,436	£16,517,950	£16,397,526	£16,096,465	£14,290,100	£13,286,564
60% LAR : 40% CIR	15%	£22,735,720	£14,949,951	£12,880,281	£12,760,253	£12,460,181	£10,659,751	£9,659,513
60% LAR : 40% CIR	20%	£18,786,731	£11,291,489	£9,228,013	£9,108,344	£8,809,171	£7,014,135	£6,016,893
60% LAR : 40% CIR	25%	£14,824,401	£7,619,183	£5,561,284	£5,441,940	£5,143,577	£3,353,399	£2,358,858
60% LAR : 40% CIR	30%	£10,848,859	£3,933,171	£1,880,237	£1,761,181	£1,463,539	-£322,309	-£1,314,447
60% LAR : 40% CIR	35%	£6,860,235	£233,584	-£1,814,988	-£1,933,792	-£2,230,799	-£4,012,844	-£5,013,750
60% LAR : 40% CIR	40%	£2,858,658	-£3,479,441	-£5,524,252	-£5,642,836	-£5,942,864	-£7,748,767	-£8,752,047
60% LAR : 40% CIR	45%	-£1,155,741	-£7,207,063	-£9,279,857	-£9,400,062	-£9,700,578	-£11,503,670	-£12,505,388
60% LAR : 40% CIR	50%	-£5,182,834	-£10,982,019	-£13,052,192	-£13,172,246	-£13,472,379	-£15,273,177	-£16,273,621

BNP PARIBAS REAL ESTATE

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats	

Value Area	Zone A - Kings Cross Higher

No Units	135
Site Area	1.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£65,371,680	£56,676,466	£54,591,043	£54,469,719	£54,166,405	£52,346,527	£51,335,483
60% LAR : 40% CIR	5%	£61,005,307	£52,594,491	£50,510,557	£50,389,701	£50,087,560	£48,274,714	£47,267,577
60% LAR : 40% CIR	10%	£56,625,410	£48,491,678	£46,415,191	£46,294,766	£45,993,706	£44,187,341	£43,183,804
60% LAR : 40% CIR	15%	£52,232,116	£44,374,753	£42,305,083	£42,185,054	£41,884,983	£40,084,553	£39,084,315
60% LAR : 40% CIR	20%	£47,825,554	£40,243,851	£38,180,376	£38,060,707	£37,761,535	£35,966,499	£34,969,257
60% LAR : 40% CIR	25%	£43,405,850	£36,099,108	£34,041,210	£33,921,864	£33,623,501	£31,833,325	£30,838,782
60% LAR : 40% CIR	30%	£38,963,826	£31,940,657	£29,887,724	£29,768,667	£29,471,026	£27,685,177	£26,693,039
60% LAR : 40% CIR	35%	£34,495,085	£27,768,631	£25,720,059	£25,601,256	£25,304,249	£23,522,204	£22,532,178
60% LAR : 40% CIR	40%	£30,013,393	£23,583,168	£21,538,357	£21,419,773	£21,123,313	£19,344,551	£18,356,349
60% LAR : 40% CIR	45%	£25,518,878	£19,384,401	£17,342,759	£17,224,358	£16,928,360	£15,144,461	£14,142,743
60% LAR : 40% CIR	50%	£21,011,669	£15,172,462	£13,118,231	£12,998,178	£12,698,044	£10,897,246	£9,896,803

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£36,033,051	-£44,728,265	-£46,813,688	-£46,935,012	-£47,238,325	-£49,058,204	-£50,069,248
60% LAR : 40% CIR	5%	-£40,399,423	-£48,810,240	-£50,894,173	-£51,015,030	-£51,317,170	-£53,130,017	-£54,137,154
60% LAR : 40% CIR	10%	-£44,779,321	-£52,913,053	-£54,989,540	-£55,109,965	-£55,411,025	-£57,217,390	-£58,220,927
60% LAR : 40% CIR	15%	-£49,172,615	-£57,029,978	-£59,099,647	-£59,219,677	-£59,519,748	-£61,320,178	-£62,320,416
60% LAR : 40% CIR	20%	-£53,579,177	-£61,160,879	-£63,224,355	-£63,344,023	-£63,643,196	-£65,438,232	-£66,435,474
60% LAR : 40% CIR	25%	-£57,998,881	-£65,305,623	-£67,363,521	-£67,482,867	-£67,781,230	-£69,571,406	-£70,565,949
60% LAR : 40% CIR	30%	-£62,440,905	-£69,464,074	-£71,517,007	-£71,636,064	-£71,933,705	-£73,719,554	-£74,711,692
60% LAR : 40% CIR	35%	-£66,909,646	-£73,636,100	-£75,684,672	-£75,803,475	-£76,100,482	-£77,882,527	-£78,872,552
60% LAR : 40% CIR	40%	-£71,391,337	-£77,821,562	-£79,866,373	-£79,984,957	-£80,281,418	-£82,060,180	-£83,048,381
60% LAR : 40% CIR	45%	-£75,885,853	-£82,020,330	-£84,061,972	-£84,180,372	-£84,476,371	-£86,260,270	-£87,261,988
60% LAR : 40% CIR	50%	-£80,393,061	-£86,232,268	-£88,286,500	-£88,406,553	-£88,706,686	-£90,507,485	-£91,507,928

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,986,218	-£2,708,995	-£4,794,419	-£4,915,743	-£5,219,056	-£7,038,935	-£8,049,979
60% LAR : 40% CIR	5%	£1,619,846	-£6,790,971	-£8,874,904	-£8,995,761	-£9,297,901	-£11,110,747	-£12,117,884
60% LAR : 40% CIR	10%	-£2,760,052	-£10,893,784	-£12,970,271	-£13,090,695	-£13,391,756	-£15,198,121	-£16,201,658
60% LAR : 40% CIR	15%	-£7,153,345	-£15,010,709	-£17,080,378	-£17,200,407	-£17,500,479	-£19,300,908	-£20,301,147
60% LAR : 40% CIR	20%	-£11,559,908	-£19,141,610	-£21,205,086	-£21,324,754	-£21,623,927	-£23,418,962	-£24,416,205
60% LAR : 40% CIR	25%	-£15,979,611	-£23,286,354	-£25,344,252	-£25,463,598	-£25,761,960	-£27,552,137	-£28,546,680
60% LAR : 40% CIR	30%	-£20,421,636	-£27,444,805	-£29,497,738	-£29,616,795	-£29,914,436	-£31,700,285	-£32,692,422
60% LAR : 40% CIR	35%	-£24,890,376	-£31,616,830	-£33,665,402	-£33,784,205	-£34,081,213	-£35,863,258	-£36,853,283
60% LAR : 40% CIR	40%	-£29,372,068	-£35,802,293	-£37,847,104	-£37,965,688	-£38,262,149	-£40,040,911	-£41,029,112
60% LAR : 40% CIR	45%	-£33,866,583	-£40,001,061	-£42,042,703	-£42,161,103	-£42,457,102	-£44,241,001	-£45,242,718
60% LAR : 40% CIR	50%	-£38,373,792	-£44,212,999	-£46,267,230	-£46,387,284	-£46,687,417	-£48,488,216	-£49,488,659

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£23,397,065	£14,701,851	£12,616,428	£12,495,103	£12,191,790	£10,371,911	£9,360,867
60% LAR : 40% CIR	5%	£19,030,692	£10,619,875	£8,535,942	£8,415,086	£8,112,945	£6,300,099	£5,292,962
60% LAR : 40% CIR	10%	£14,650,794	£6,517,062	£4,440,575	£4,320,151	£4,019,090	£2,212,725	£1,209,189
60% LAR : 40% CIR	15%	£10,257,501	£2,400,138	£330,468	£210,439	-£89,632	-£1,890,062	-£2,890,301
60% LAR : 40% CIR	20%	£5,850,938	-£1,730,764	-£3,794,240	-£3,913,908	-£4,213,081	-£6,008,116	-£7,005,358
60% LAR : 40% CIR	25%	£1,431,235	-£5,875,508	-£7,933,406	-£8,052,752	-£8,351,114	-£10,141,291	-£11,135,834
60% LAR : 40% CIR	30%	-£3,010,790	-£10,033,959	-£12,086,892	-£12,205,949	-£12,503,589	-£14,289,439	-£15,281,576
60% LAR : 40% CIR	35%	-£7,479,530	-£14,205,984	-£16,254,556	-£16,373,359	-£16,670,367	-£18,452,411	-£19,442,437
60% LAR : 40% CIR	40%	-£11,961,222	-£18,391,447	-£20,436,258	-£20,554,842	-£20,851,303	-£22,630,064	-£23,618,266
60% LAR : 40% CIR	45%	-£16,455,737	-£22,590,215	-£24,631,857	-£24,750,257	-£25,046,255	-£26,830,155	-£27,831,872
60% LAR : 40% CIR	50%	-£20,962,946	-£26,802,153	-£28,856,384	-£28,976,438	-£29,276,571	-£31,077,369	-£32,077,813

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£43,978,334	£35,283,120	£33,197,697	£33,076,372	£32,773,059	£30,953,180	£29,942,137
60% LAR : 40% CIR	5%	£39,611,961	£31,201,144	£29,117,211	£28,996,355	£28,694,214	£26,881,368	£25,874,231
60% LAR : 40% CIR	10%	£35,232,064	£27,098,332	£25,021,845	£24,901,420	£24,600,359	£22,793,994	£21,790,458
60% LAR : 40% CIR	15%	£30,838,770	£22,981,407	£20,911,737	£20,791,708	£20,491,637	£18,691,207	£17,690,968
60% LAR : 40% CIR	20%	£26,432,207	£18,850,505	£16,787,030	£16,667,361	£16,368,189	£14,573,153	£13,575,911
60% LAR : 40% CIR	25%	£22,012,504	£14,705,761	£12,647,863	£12,528,518	£12,230,155	£10,439,979	£9,445,436
60% LAR : 40% CIR	30%	£17,570,479	£10,547,311	£8,494,378	£8,375,321	£8,077,680	£6,291,831	£5,299,693
60% LAR : 40% CIR	35%	£13,101,739	£6,375,285	£4,326,713	£4,207,910	£3,910,902	£2,128,858	£1,138,832
60% LAR : 40% CIR	40%	£8,620,047	£2,189,822	£145,011	£26,427	-£270,033	-£2,048,795	-£3,036,997
60% LAR : 40% CIR	45%	£4,125,532	-£2,008,946	-£4,050,588	-£4,168,988	-£4,464,986	-£6,248,886	-£7,250,603
60% LAR : 40% CIR	50%	-£381,677	-£6,220,884	-£8,275,115	-£8,395,169	-£8,695,302	-£10,496,100	-£11,496,544

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		**Value Area**	**Zone A - Lower Cenral Zone**

No Units	**135**
Site Area	**1.04 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£74,903,584	£66,055,953	£63,995,379	£63,875,878	£63,577,123	£61,784,595	£60,784,254
60% LAR : 40% CIR	5%	£70,060,615	£61,516,539	£59,463,925	£59,344,886	£59,047,285	£57,251,047	£56,243,910
60% LAR : 40% CIR	10%	£65,204,123	£56,963,093	£54,917,814	£54,798,660	£54,497,600	£52,691,235	£51,687,699
60% LAR : 40% CIR	15%	£60,334,233	£52,395,748	£50,336,539	£50,216,510	£49,916,439	£48,116,009	£47,115,770
60% LAR : 40% CIR	20%	£55,451,076	£47,802,869	£45,739,393	£45,619,724	£45,320,551	£43,525,517	£42,528,274
60% LAR : 40% CIR	25%	£50,554,777	£43,185,687	£41,127,788	£41,008,443	£40,710,080	£38,919,903	£37,925,361
60% LAR : 40% CIR	30%	£45,645,465	£38,554,797	£36,501,864	£36,382,807	£36,085,166	£34,299,318	£33,307,179
60% LAR : 40% CIR	35%	£40,723,268	£33,910,334	£31,861,761	£31,742,958	£31,445,950	£29,663,905	£28,673,880
60% LAR : 40% CIR	40%	£35,774,782	£29,252,431	£27,207,621	£27,089,036	£26,792,576	£25,013,814	£24,025,613
60% LAR : 40% CIR	45%	£30,800,151	£24,581,224	£22,539,582	£22,421,183	£22,125,184	£20,349,190	£19,362,527
60% LAR : 40% CIR	50%	£25,812,826	£19,896,849	£17,857,787	£17,739,539	£17,443,916	£15,670,182	£14,673,880

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£26,501,147	-£35,348,778	-£37,409,351	-£37,528,853	-£37,827,607	-£39,620,136	-£40,620,477
60% LAR : 40% CIR	5%	-£31,344,116	-£39,888,191	-£41,940,805	-£42,059,845	-£42,357,445	-£44,153,684	-£45,160,821
60% LAR : 40% CIR	10%	-£36,200,608	-£44,441,638	-£46,486,916	-£46,606,070	-£46,907,131	-£48,713,496	-£49,717,032
60% LAR : 40% CIR	15%	-£41,070,497	-£49,008,982	-£51,068,192	-£51,188,221	-£51,488,292	-£53,288,722	-£54,288,960
60% LAR : 40% CIR	20%	-£45,953,655	-£53,601,862	-£55,665,338	-£55,785,007	-£56,084,179	-£57,879,214	-£58,876,456
60% LAR : 40% CIR	25%	-£50,849,954	-£58,219,044	-£60,276,943	-£60,396,288	-£60,694,650	-£62,484,828	-£63,479,370
60% LAR : 40% CIR	30%	-£55,759,266	-£62,849,934	-£64,902,867	-£65,021,924	-£65,319,565	-£67,105,413	-£68,097,552
60% LAR : 40% CIR	35%	-£60,681,463	-£67,494,397	-£69,542,970	-£69,661,773	-£69,958,781	-£71,740,825	-£72,730,851
60% LAR : 40% CIR	40%	-£65,629,949	-£72,152,300	-£74,197,110	-£74,315,694	-£74,612,155	-£76,390,917	-£77,379,118
60% LAR : 40% CIR	45%	-£70,604,580	-£76,823,506	-£78,865,148	-£78,983,548	-£79,279,547	-£81,055,540	-£82,042,204
60% LAR : 40% CIR	50%	-£75,591,904	-£81,507,882	-£83,546,943	-£83,665,192	-£83,960,814	-£85,734,549	-£86,730,851

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,518,122	£6,670,491	£4,609,918	£4,490,416	£4,191,662	£2,399,133	£1,398,792
60% LAR : 40% CIR	5%	£10,675,153	£2,131,078	£78,464	-£40,576	-£338,176	-£2,134,415	-£3,141,552
60% LAR : 40% CIR	10%	£5,818,662	-£2,422,368	-£4,467,647	-£4,586,801	-£4,887,862	-£6,694,227	-£7,697,762
60% LAR : 40% CIR	15%	£948,772	-£6,989,713	-£9,048,922	-£9,168,951	-£9,469,023	-£11,269,452	-£12,269,691
60% LAR : 40% CIR	20%	-£3,934,386	-£11,582,593	-£13,646,068	-£13,765,738	-£14,064,910	-£15,859,945	-£16,857,187
60% LAR : 40% CIR	25%	-£8,830,684	-£16,199,775	-£18,257,674	-£18,377,019	-£18,675,381	-£20,465,559	-£21,460,100
60% LAR : 40% CIR	30%	-£13,739,997	-£20,830,665	-£22,883,598	-£23,002,655	-£23,300,296	-£25,086,144	-£26,078,283
60% LAR : 40% CIR	35%	-£18,662,194	-£25,475,128	-£27,523,701	-£27,642,504	-£27,939,512	-£29,721,556	-£30,711,582
60% LAR : 40% CIR	40%	-£23,610,680	-£30,133,031	-£32,177,841	-£32,296,425	-£32,592,886	-£34,371,647	-£35,359,849
60% LAR : 40% CIR	45%	-£28,585,311	-£34,804,237	-£36,845,879	-£36,964,278	-£37,260,278	-£39,036,271	-£40,022,935
60% LAR : 40% CIR	50%	-£33,572,635	-£39,488,613	-£41,527,674	-£41,645,923	-£41,941,545	-£43,715,280	-£44,711,582

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£32,928,968	£24,081,337	£22,020,764	£21,901,262	£21,602,508	£19,809,980	£18,809,638
60% LAR : 40% CIR	5%	£28,086,000	£19,541,924	£17,489,310	£17,370,271	£17,072,670	£15,276,431	£14,269,294
60% LAR : 40% CIR	10%	£23,229,508	£14,988,478	£12,943,199	£12,824,045	£12,522,984	£10,716,619	£9,713,084
60% LAR : 40% CIR	15%	£18,359,618	£10,421,133	£8,361,924	£8,241,895	£7,941,823	£6,141,394	£5,141,155
60% LAR : 40% CIR	20%	£13,476,460	£5,828,254	£3,764,778	£3,645,109	£3,345,936	£1,550,901	£553,659
60% LAR : 40% CIR	25%	£8,580,162	£1,211,071	-£846,828	-£966,172	-£1,264,535	-£3,054,713	-£4,049,254
60% LAR : 40% CIR	30%	£3,670,849	-£3,419,819	-£5,472,752	-£5,591,809	-£5,889,450	-£7,675,298	-£8,667,436
60% LAR : 40% CIR	35%	-£1,251,348	-£8,064,282	-£10,112,855	-£10,231,658	-£10,528,665	-£12,310,710	-£13,300,736
60% LAR : 40% CIR	40%	-£6,199,834	-£12,722,185	-£14,766,995	-£14,885,579	-£15,182,039	-£16,960,801	-£17,949,003
60% LAR : 40% CIR	45%	-£11,174,465	-£17,393,391	-£19,435,033	-£19,553,432	-£19,849,432	-£21,625,425	-£22,612,088
60% LAR : 40% CIR	50%	-£16,161,789	-£22,077,767	-£24,116,828	-£24,235,077	-£24,530,699	-£26,304,434	-£27,300,736

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£53,510,238	£44,662,607	£42,602,033	£42,482,531	£42,183,777	£40,391,249	£39,390,907
60% LAR : 40% CIR	5%	£48,667,269	£40,123,193	£38,070,579	£37,951,540	£37,653,939	£35,857,701	£34,850,564
60% LAR : 40% CIR	10%	£43,810,777	£35,569,747	£33,524,468	£33,405,314	£33,104,254	£31,297,889	£30,294,353
60% LAR : 40% CIR	15%	£38,940,887	£31,002,402	£28,943,193	£28,823,164	£28,523,093	£26,722,663	£25,722,424
60% LAR : 40% CIR	20%	£34,057,729	£26,409,523	£24,346,047	£24,226,378	£23,927,205	£22,132,170	£21,134,928
60% LAR : 40% CIR	25%	£29,161,431	£21,792,341	£19,734,442	£19,615,097	£19,316,734	£17,526,557	£16,532,015
60% LAR : 40% CIR	30%	£24,252,119	£17,161,450	£15,108,517	£14,989,460	£14,691,820	£12,905,971	£11,913,833
60% LAR : 40% CIR	35%	£19,329,921	£12,516,988	£10,468,415	£10,349,611	£10,052,604	£8,270,559	£7,280,534
60% LAR : 40% CIR	40%	£14,381,435	£7,859,084	£5,814,274	£5,695,690	£5,399,230	£3,620,468	£2,632,266
60% LAR : 40% CIR	45%	£9,406,805	£3,187,878	£1,146,236	£1,027,837	£731,838	-£1,044,156	-£2,030,819
60% LAR : 40% CIR	50%	£4,419,480	-£1,496,497	-£3,535,559	-£3,653,807	-£3,949,430	-£5,723,165	-£6,719,467

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area	Zone A - Medium Central Zone

No Units	135
Site Area	1.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£97,144,691	£87,941,421	£85,880,848	£85,761,346	£85,462,592	£83,670,063	£82,674,215
60% LAR : 40% CIR	5%	£91,189,667	£82,307,734	£80,255,120	£80,136,081	£79,838,480	£78,052,879	£77,060,878
60% LAR : 40% CIR	10%	£85,221,119	£76,660,015	£74,614,735	£74,496,122	£74,199,585	£72,420,368	£71,431,913
60% LAR : 40% CIR	15%	£79,239,175	£70,998,396	£68,959,832	£68,841,607	£68,546,045	£66,772,674	£65,787,467
60% LAR : 40% CIR	20%	£73,243,962	£65,323,011	£63,290,548	£63,172,677	£62,878,001	£61,109,943	£60,127,688
60% LAR : 40% CIR	25%	£67,235,608	£59,633,992	£57,607,021	£57,489,469	£57,195,591	£55,432,318	£54,452,723
60% LAR : 40% CIR	30%	£61,214,240	£53,931,471	£51,909,391	£51,792,124	£51,498,956	£49,732,311	£48,740,173
60% LAR : 40% CIR	35%	£55,179,986	£48,215,580	£46,192,397	£46,073,594	£45,776,587	£43,994,542	£43,004,517
60% LAR : 40% CIR	40%	£49,132,976	£42,480,711	£40,435,900	£40,317,316	£40,020,856	£38,242,094	£37,253,893
60% LAR : 40% CIR	45%	£43,073,334	£36,707,148	£34,665,506	£34,547,107	£34,251,107	£32,475,114	£31,488,451
60% LAR : 40% CIR	50%	£37,001,190	£30,920,415	£28,881,355	£28,763,105	£28,467,483	£26,693,748	£25,708,340

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,260,040	-£13,463,310	-£15,523,883	-£15,643,385	-£15,942,139	-£17,734,668	-£18,730,516
60% LAR : 40% CIR	5%	-£10,215,063	-£19,096,996	-£21,149,610	-£21,268,650	-£21,566,250	-£23,351,851	-£24,343,853
60% LAR : 40% CIR	10%	-£16,183,612	-£24,744,716	-£26,789,995	-£26,908,609	-£27,205,146	-£28,984,363	-£29,972,818
60% LAR : 40% CIR	15%	-£22,165,556	-£30,406,334	-£32,444,899	-£32,563,123	-£32,858,686	-£34,632,057	-£35,617,263
60% LAR : 40% CIR	20%	-£28,160,769	-£36,081,720	-£38,114,183	-£38,232,054	-£38,526,730	-£40,294,788	-£41,277,043
60% LAR : 40% CIR	25%	-£34,169,123	-£41,770,739	-£43,797,710	-£43,915,262	-£44,209,140	-£45,972,412	-£46,952,008
60% LAR : 40% CIR	30%	-£40,190,491	-£47,473,260	-£49,495,340	-£49,612,607	-£49,905,775	-£51,672,420	-£52,664,558
60% LAR : 40% CIR	35%	-£46,224,744	-£53,189,151	-£55,212,333	-£55,331,136	-£55,628,144	-£57,410,188	-£58,400,214
60% LAR : 40% CIR	40%	-£52,271,755	-£58,924,020	-£60,968,830	-£61,087,415	-£61,383,875	-£63,162,637	-£64,150,838
60% LAR : 40% CIR	45%	-£58,331,397	-£64,697,583	-£66,739,225	-£66,857,624	-£67,153,624	-£68,929,617	-£69,916,280
60% LAR : 40% CIR	50%	-£64,403,540	-£70,484,316	-£72,523,376	-£72,641,626	-£72,937,248	-£74,710,983	-£75,696,391

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£37,759,229	£28,555,959	£26,495,386	£26,375,884	£26,077,130	£24,284,602	£23,288,753
60% LAR : 40% CIR	5%	£31,804,206	£22,922,273	£20,869,659	£20,750,619	£20,453,019	£18,667,418	£17,675,416
60% LAR : 40% CIR	10%	£25,835,658	£17,274,554	£15,229,274	£15,110,660	£14,814,123	£13,034,907	£12,046,451
60% LAR : 40% CIR	15%	£19,853,713	£11,612,935	£9,574,370	£9,456,146	£9,160,583	£7,387,212	£6,402,006
60% LAR : 40% CIR	20%	£13,858,500	£5,937,550	£3,905,086	£3,787,216	£3,492,539	£1,724,481	£742,226
60% LAR : 40% CIR	25%	£7,850,146	£248,530	-£1,778,440	-£1,895,992	-£2,189,871	-£3,953,143	-£4,932,738
60% LAR : 40% CIR	30%	£1,828,778	-£5,453,991	-£7,476,070	-£7,593,338	-£7,886,506	-£9,653,151	-£10,645,289
60% LAR : 40% CIR	35%	-£4,205,475	-£11,169,882	-£13,193,064	-£13,311,867	-£13,608,875	-£15,390,919	-£16,380,945
60% LAR : 40% CIR	40%	-£10,252,486	-£16,904,750	-£18,949,561	-£19,068,145	-£19,364,606	-£21,143,368	-£22,131,568
60% LAR : 40% CIR	45%	-£16,312,128	-£22,678,314	-£24,719,956	-£24,838,355	-£25,134,354	-£26,910,348	-£27,897,011
60% LAR : 40% CIR	50%	-£22,384,271	-£28,465,046	-£30,504,107	-£30,622,356	-£30,917,979	-£32,691,714	-£33,677,121

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£55,170,075	£45,966,806	£43,906,232	£43,786,730	£43,487,976	£41,695,448	£40,699,599
60% LAR : 40% CIR	5%	£49,215,052	£40,333,119	£38,280,505	£38,161,466	£37,863,865	£36,078,264	£35,086,262
60% LAR : 40% CIR	10%	£43,246,504	£34,685,400	£32,640,120	£32,521,506	£32,224,969	£30,445,753	£29,457,298
60% LAR : 40% CIR	15%	£37,264,560	£29,023,781	£26,985,217	£26,866,992	£26,571,429	£24,798,058	£23,812,852
60% LAR : 40% CIR	20%	£31,269,346	£23,348,396	£21,315,932	£21,198,062	£20,903,385	£19,135,327	£18,153,072
60% LAR : 40% CIR	25%	£25,260,992	£17,659,376	£15,632,406	£15,514,854	£15,220,975	£13,457,703	£12,478,108
60% LAR : 40% CIR	30%	£19,239,625	£11,956,855	£9,934,776	£9,817,508	£9,524,340	£7,757,695	£6,765,557
60% LAR : 40% CIR	35%	£13,205,371	£6,240,964	£4,217,782	£4,098,979	£3,801,971	£2,019,927	£1,029,901
60% LAR : 40% CIR	40%	£7,158,361	£506,096	-£1,538,715	-£1,657,299	-£1,953,760	-£3,732,522	-£4,720,722
60% LAR : 40% CIR	45%	£1,098,719	-£5,267,467	-£7,309,110	-£7,427,509	-£7,723,508	-£9,499,502	-£10,486,165
60% LAR : 40% CIR	50%	-£4,973,425	-£11,054,200	-£13,093,261	-£13,211,510	-£13,507,133	-£15,280,867	-£16,266,275

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£75,751,345	£66,548,075	£64,487,502	£64,368,000	£64,069,245	£62,276,717	£61,280,869
60% LAR : 40% CIR	5%	£69,796,321	£60,914,388	£58,861,774	£58,742,735	£58,445,134	£56,659,533	£55,667,532
60% LAR : 40% CIR	10%	£63,827,773	£55,266,669	£53,221,389	£53,102,775	£52,806,238	£51,027,022	£50,038,567
60% LAR : 40% CIR	15%	£57,845,829	£49,605,050	£47,566,486	£47,448,261	£47,152,699	£45,379,328	£44,394,121
60% LAR : 40% CIR	20%	£51,850,616	£43,929,665	£41,897,202	£41,779,331	£41,484,655	£39,716,597	£38,734,342
60% LAR : 40% CIR	25%	£45,842,262	£38,240,646	£36,213,675	£36,096,123	£35,802,244	£34,038,972	£33,059,377
60% LAR : 40% CIR	30%	£39,820,894	£32,538,124	£30,516,045	£30,398,778	£30,105,610	£28,338,964	£27,346,827
60% LAR : 40% CIR	35%	£33,786,640	£26,822,233	£24,799,051	£24,680,248	£24,383,241	£22,601,196	£21,611,170
60% LAR : 40% CIR	40%	£27,739,630	£21,087,365	£19,042,554	£18,923,970	£18,627,509	£16,848,748	£15,860,547
60% LAR : 40% CIR	45%	£21,679,988	£15,313,802	£13,272,160	£13,153,761	£12,857,761	£11,081,768	£10,095,104
60% LAR : 40% CIR	50%	£15,607,844	£9,527,069	£7,488,009	£7,369,759	£7,074,137	£5,300,402	£4,314,994

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats	
Value Area	Zone A - Higher Central Zone

No Units	135
Site Area	1.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£109,853,895	£100,447,403	£98,386,830	£98,267,328	£97,968,573	£96,176,046	£95,180,196
60% LAR : 40% CIR	5%	£103,263,411	£94,188,417	£92,135,803	£92,016,764	£91,719,163	£89,933,562	£88,941,562
60% LAR : 40% CIR	10%	£96,659,403	£87,915,399	£85,870,119	£85,751,505	£85,454,969	£83,675,751	£82,687,297
60% LAR : 40% CIR	15%	£90,041,998	£81,628,481	£79,589,916	£79,471,692	£79,176,130	£77,402,758	£76,417,552
60% LAR : 40% CIR	20%	£83,411,325	£75,327,797	£73,295,333	£73,177,463	£72,882,786	£71,114,728	£70,132,473
60% LAR : 40% CIR	25%	£76,767,511	£69,013,478	£66,986,507	£66,868,956	£66,575,077	£64,811,805	£63,832,209
60% LAR : 40% CIR	30%	£70,110,683	£62,685,657	£60,663,578	£60,546,311	£60,253,143	£58,494,134	£57,516,907
60% LAR : 40% CIR	35%	£63,440,970	£56,344,468	£54,326,684	£54,209,665	£53,917,122	£52,161,859	£51,186,713
60% LAR : 40% CIR	40%	£56,758,498	£49,990,041	£47,975,962	£47,859,160	£47,567,155	£45,801,111	£44,812,911
60% LAR : 40% CIR	45%	£50,063,397	£43,622,511	£41,594,605	£41,476,205	£41,180,207	£39,404,213	£38,417,550
60% LAR : 40% CIR	50%	£43,355,793	£37,219,596	£35,180,536	£35,062,286	£34,766,664	£32,992,930	£32,007,521

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,449,164	-£957,327	-£3,017,901	-£3,137,402	-£3,436,158	-£5,228,685	-£6,224,535
60% LAR : 40% CIR	5%	£1,858,681	-£7,216,314	-£9,268,928	-£9,387,967	-£9,685,568	-£11,471,169	-£12,463,169
60% LAR : 40% CIR	10%	-£4,745,328	-£13,489,332	-£15,534,611	-£15,653,226	-£15,949,762	-£17,728,980	-£18,717,434
60% LAR : 40% CIR	15%	-£11,362,732	-£19,776,249	-£21,814,815	-£21,933,039	-£22,228,601	-£24,001,973	-£24,987,179
60% LAR : 40% CIR	20%	-£17,993,406	-£26,076,934	-£28,109,398	-£28,227,268	-£28,521,945	-£30,290,003	-£31,272,258
60% LAR : 40% CIR	25%	-£24,637,220	-£32,391,252	-£34,418,224	-£34,535,775	-£34,829,654	-£36,592,926	-£37,572,522
60% LAR : 40% CIR	30%	-£31,294,048	-£38,719,073	-£40,741,153	-£40,858,420	-£41,151,588	-£42,910,597	-£43,887,824
60% LAR : 40% CIR	35%	-£37,963,761	-£45,060,263	-£47,078,047	-£47,195,065	-£47,487,609	-£49,242,872	-£50,218,018
60% LAR : 40% CIR	40%	-£44,646,233	-£51,414,690	-£53,428,769	-£53,545,571	-£53,837,576	-£55,603,619	-£56,591,820
60% LAR : 40% CIR	45%	-£51,341,334	-£57,782,220	-£59,810,126	-£59,928,525	-£60,224,524	-£62,000,518	-£62,987,181
60% LAR : 40% CIR	50%	-£58,048,938	-£64,185,135	-£66,224,195	-£66,342,445	-£66,638,067	-£68,411,801	-£69,397,210

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£50,468,433	£41,061,942	£39,001,369	£38,881,867	£38,583,112	£36,790,584	£35,794,735
60% LAR : 40% CIR	5%	£43,877,950	£34,802,956	£32,750,342	£32,631,302	£32,333,702	£30,548,101	£29,556,100
60% LAR : 40% CIR	10%	£37,273,941	£28,529,938	£26,484,658	£26,366,043	£26,069,507	£24,290,289	£23,301,835
60% LAR : 40% CIR	15%	£30,656,537	£22,243,020	£20,204,455	£20,086,230	£19,790,668	£18,017,296	£17,032,090
60% LAR : 40% CIR	20%	£24,025,863	£15,942,335	£13,909,872	£13,792,001	£13,497,325	£11,729,267	£10,747,012
60% LAR : 40% CIR	25%	£17,382,049	£9,628,017	£7,601,045	£7,483,494	£7,189,616	£5,426,344	£4,446,747
60% LAR : 40% CIR	30%	£10,725,221	£3,300,196	£1,278,116	£1,160,849	£867,681	-£891,328	-£1,868,555
60% LAR : 40% CIR	35%	£4,055,508	-£3,040,994	-£5,058,778	-£5,175,796	-£5,468,339	-£7,223,603	-£8,198,749
60% LAR : 40% CIR	40%	-£2,626,963	-£9,395,420	-£11,409,500	-£11,526,302	-£11,818,307	-£13,584,350	-£14,572,551
60% LAR : 40% CIR	45%	-£9,322,065	-£15,762,951	-£17,790,857	-£17,909,256	-£18,205,255	-£19,981,249	-£20,967,911
60% LAR : 40% CIR	50%	-£16,029,669	-£22,165,865	-£24,204,926	-£24,323,175	-£24,618,798	-£26,392,532	-£27,377,940

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£67,879,279	£58,472,788	£56,412,215	£56,292,713	£55,993,958	£54,201,430	£53,205,581
60% LAR : 40% CIR	5%	£61,288,796	£52,213,802	£50,161,188	£50,042,148	£49,744,548	£47,958,947	£46,966,946
60% LAR : 40% CIR	10%	£54,684,787	£45,940,784	£43,895,504	£43,776,889	£43,480,353	£41,701,136	£40,712,682
60% LAR : 40% CIR	15%	£48,067,383	£39,653,866	£37,615,301	£37,497,076	£37,201,515	£35,428,143	£34,442,936
60% LAR : 40% CIR	20%	£41,436,709	£33,353,181	£31,320,718	£31,202,847	£30,908,171	£29,140,113	£28,157,858
60% LAR : 40% CIR	25%	£34,792,895	£27,038,863	£25,011,892	£24,894,340	£24,600,462	£22,837,190	£21,857,593
60% LAR : 40% CIR	30%	£28,136,067	£20,711,042	£18,688,963	£18,571,695	£18,278,527	£16,519,519	£15,542,291
60% LAR : 40% CIR	35%	£21,466,354	£14,369,852	£12,352,068	£12,235,050	£11,942,507	£10,187,244	£9,212,097
60% LAR : 40% CIR	40%	£14,783,883	£8,015,426	£6,001,346	£5,884,544	£5,592,540	£3,826,496	£2,838,295
60% LAR : 40% CIR	45%	£8,088,781	£1,647,895	-£380,011	-£498,410	-£794,408	-£2,570,403	-£3,557,065
60% LAR : 40% CIR	50%	£1,381,177	-£4,755,019	-£6,794,080	-£6,912,329	-£7,207,952	-£8,981,685	-£9,967,094

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£88,460,549	£79,054,057	£76,993,484	£76,873,982	£76,575,227	£74,782,700	£73,786,850
60% LAR : 40% CIR	5%	£81,870,065	£72,795,071	£70,742,457	£70,623,418	£70,325,817	£68,540,216	£67,548,215
60% LAR : 40% CIR	10%	£75,266,057	£66,522,053	£64,476,773	£64,358,158	£64,061,622	£62,282,405	£61,293,951
60% LAR : 40% CIR	15%	£68,648,652	£60,235,135	£58,196,570	£58,078,345	£57,782,784	£56,009,412	£55,024,205
60% LAR : 40% CIR	20%	£62,017,979	£53,934,450	£51,901,987	£51,784,116	£51,489,440	£49,721,382	£48,739,127
60% LAR : 40% CIR	25%	£55,374,164	£47,620,132	£45,593,161	£45,475,610	£45,181,731	£43,418,459	£42,438,863
60% LAR : 40% CIR	30%	£48,717,336	£41,292,311	£39,270,232	£39,152,965	£38,859,796	£37,100,788	£36,123,561
60% LAR : 40% CIR	35%	£42,047,624	£34,951,121	£32,933,338	£32,816,319	£32,523,776	£30,768,513	£29,793,367
60% LAR : 40% CIR	40%	£35,365,152	£28,596,695	£26,582,616	£26,465,814	£26,173,809	£24,407,765	£23,419,565
60% LAR : 40% CIR	45%	£28,670,051	£22,229,164	£20,201,258	£20,082,859	£19,786,861	£18,010,866	£17,024,204
60% LAR : 40% CIR	50%	£21,962,447	£15,826,250	£13,787,190	£13,668,940	£13,373,318	£11,599,584	£10,614,175

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area	Zone A - Zone 1 and Eastern Central Zone

No Units	150
Site Area	0.27 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£62,964,340	£54,294,112	£52,849,044	£52,712,183	£52,370,030	£50,317,109	£50,545,211
60% LAR : 40% CIR	5%	£58,653,369	£50,299,689	£48,860,068	£48,723,722	£48,382,857	£46,337,669	£46,564,913
60% LAR : 40% CIR	10%	£54,327,476	£46,290,030	£44,855,417	£44,719,546	£44,379,866	£42,341,788	£42,568,242
60% LAR : 40% CIR	15%	£49,986,797	£42,265,274	£40,835,234	£40,699,796	£40,361,199	£38,329,617	£38,555,348
60% LAR : 40% CIR	20%	£45,631,469	£38,225,561	£36,799,663	£36,664,617	£36,327,001	£34,295,739	£34,524,250
60% LAR : 40% CIR	25%	£41,261,629	£34,171,031	£32,748,848	£32,614,154	£32,275,304	£30,224,059	£30,451,975
60% LAR : 40% CIR	30%	£36,877,414	£30,100,846	£28,660,306	£28,523,872	£28,182,790	£26,136,298	£26,363,685
60% LAR : 40% CIR	35%	£32,478,960	£25,989,120	£24,551,496	£24,415,340	£24,074,950	£22,032,608	£22,259,535
60% LAR : 40% CIR	40%	£28,066,403	£21,862,776	£20,427,648	£20,291,729	£19,951,931	£17,913,143	£18,139,674
60% LAR : 40% CIR	45%	£23,637,497	£17,721,955	£16,288,905	£16,153,183	£15,813,879	£13,778,053	£14,004,256
60% LAR : 40% CIR	50%	£19,164,285	£13,566,798	£12,135,413	£11,999,849	£11,660,942	£9,621,310	£9,850,696

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	36332794.37	£27,662,566	£26,217,499	£26,080,638	£25,738,484	£23,685,563	£23,913,665
60% LAR : 40% CIR	5%	£32,021,824	£23,668,144	£22,228,523	£22,092,177	£21,751,312	£19,706,124	£19,933,367
60% LAR : 40% CIR	10%	£27,695,930	£19,658,484	£18,223,872	£18,088,000	£17,748,320	£15,710,243	£15,936,696
60% LAR : 40% CIR	15%	£23,355,252	£15,633,729	£14,203,689	£14,068,250	£13,729,653	£11,698,071	£11,923,802
60% LAR : 40% CIR	20%	£18,999,923	£11,594,016	£10,168,118	£10,033,071	£9,695,455	£7,664,194	£7,892,705
60% LAR : 40% CIR	25%	£14,630,084	£7,539,485	£6,117,302	£5,982,608	£5,643,758	£3,592,513	£3,820,430
60% LAR : 40% CIR	30%	£10,245,868	£3,469,300	£2,028,760	£1,892,327	£1,551,245	-£495,248	-£267,860
60% LAR : 40% CIR	35%	£5,847,414	-£642,426	-£2,080,049	-£2,216,205	-£2,556,595	-£4,598,937	-£4,372,011
60% LAR : 40% CIR	40%	£1,434,858	-£4,768,770	-£6,203,897	-£6,339,816	-£6,679,615	-£8,718,403	-£8,491,872
60% LAR : 40% CIR	45%	-£2,994,048	-£8,909,591	-£10,342,641	-£10,478,362	-£10,817,666	-£12,853,492	-£12,627,289
60% LAR : 40% CIR	50%	-£7,467,261	-£13,064,748	-£14,496,132	-£14,631,696	-£14,970,603	-£17,010,235	-£16,780,849

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£47,368,158	£38,697,930	£37,252,862	£37,116,001	£36,773,848	£34,720,927	£34,949,029
60% LAR : 40% CIR	5%	£43,057,187	£34,703,507	£33,263,886	£33,127,540	£32,786,676	£30,741,488	£30,968,731
60% LAR : 40% CIR	10%	£38,731,294	£30,693,848	£29,259,235	£29,123,364	£28,783,684	£26,745,607	£26,972,060
60% LAR : 40% CIR	15%	£34,390,615	£26,669,092	£25,239,052	£25,103,614	£24,765,017	£22,733,435	£22,959,166
60% LAR : 40% CIR	20%	£30,035,287	£22,629,379	£21,203,482	£21,068,435	£20,730,819	£18,699,557	£18,928,069
60% LAR : 40% CIR	25%	£25,665,448	£18,574,849	£17,152,666	£17,017,972	£16,679,122	£14,627,877	£14,855,793
60% LAR : 40% CIR	30%	£21,281,232	£14,504,664	£13,064,124	£12,927,691	£12,586,609	£10,540,116	£10,767,504
60% LAR : 40% CIR	35%	£16,882,778	£10,392,938	£8,955,315	£8,819,158	£8,478,769	£6,436,426	£6,663,353
60% LAR : 40% CIR	40%	£12,470,221	£6,266,594	£4,831,466	£4,695,547	£4,355,749	£2,316,961	£2,543,492
60% LAR : 40% CIR	45%	£8,041,316	£2,125,773	£692,723	£557,002	£217,697	-£1,818,128	-£1,591,925
60% LAR : 40% CIR	50%	£3,568,103	-£2,029,384	-£3,460,768	-£3,596,332	-£3,935,239	-£5,974,872	-£5,745,485

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£51,940,703	£43,270,476	£41,825,408	£41,688,547	£41,346,393	£39,293,472	£39,521,574
60% LAR : 40% CIR	5%	£47,629,733	£39,276,053	£37,836,432	£37,700,086	£37,359,221	£35,314,033	£35,541,276
60% LAR : 40% CIR	10%	£43,303,839	£35,266,393	£33,831,781	£33,695,909	£33,356,229	£31,318,152	£31,544,605
60% LAR : 40% CIR	15%	£38,963,161	£31,241,638	£29,811,598	£29,676,159	£29,337,563	£27,305,980	£27,531,711
60% LAR : 40% CIR	20%	£34,607,832	£27,201,925	£25,776,027	£25,640,980	£25,303,364	£23,272,103	£23,500,614
60% LAR : 40% CIR	25%	£30,237,993	£23,147,394	£21,725,212	£21,590,518	£21,251,668	£19,200,422	£19,428,339
60% LAR : 40% CIR	30%	£25,853,777	£19,077,209	£17,636,669	£17,500,236	£17,159,154	£15,112,661	£15,340,049
60% LAR : 40% CIR	35%	£21,455,324	£14,965,484	£13,527,860	£13,391,704	£13,051,314	£11,008,972	£11,235,898
60% LAR : 40% CIR	40%	£17,042,767	£10,839,140	£9,404,012	£9,268,093	£8,928,294	£6,889,506	£7,116,037
60% LAR : 40% CIR	45%	£12,613,861	£6,698,318	£5,265,268	£5,129,547	£4,790,243	£2,754,417	£2,980,620
60% LAR : 40% CIR	50%	£8,140,648	£2,543,162	£1,111,777	£976,213	£637,306	-£1,402,326	-£1,172,940

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£57,345,885	£48,675,657	£47,230,590	£47,093,729	£46,751,575	£44,698,654	£44,926,756
60% LAR : 40% CIR	5%	£53,034,915	£44,681,235	£43,241,613	£43,105,268	£42,764,403	£40,719,215	£40,946,458
60% LAR : 40% CIR	10%	£48,709,021	£40,671,575	£39,236,962	£39,101,091	£38,761,411	£36,723,334	£36,949,787
60% LAR : 40% CIR	15%	£44,368,343	£36,646,820	£35,216,780	£35,081,341	£34,742,744	£32,711,162	£32,936,893
60% LAR : 40% CIR	20%	£40,013,014	£32,607,107	£31,181,209	£31,046,162	£30,708,546	£28,677,285	£28,905,796
60% LAR : 40% CIR	25%	£35,643,175	£28,552,576	£27,130,393	£26,995,699	£26,656,849	£24,605,604	£24,833,520
60% LAR : 40% CIR	30%	£31,258,959	£24,482,391	£23,041,851	£22,905,418	£22,564,336	£20,517,843	£20,745,231
60% LAR : 40% CIR	35%	£26,860,505	£20,370,665	£18,933,042	£18,796,886	£18,456,496	£16,414,153	£16,641,080
60% LAR : 40% CIR	40%	£22,447,949	£16,244,321	£14,809,194	£14,673,274	£14,333,476	£12,294,688	£12,521,219
60% LAR : 40% CIR	45%	£18,019,043	£12,103,500	£10,670,450	£10,534,729	£10,195,425	£8,159,599	£8,385,802
60% LAR : 40% CIR	50%	£13,545,830	£7,948,343	£6,516,959	£6,381,395	£6,042,488	£4,002,856	£4,232,242

BNP PARIBAS
REAL ESTATE

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area	Zone A - Kings Cross Lower

No Units	150
Site Area	0.27 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£62,964,340	£54,294,112	£52,849,044	£52,712,183	£52,370,030	£50,317,109	£50,545,211
60% LAR : 40% CIR	5%	£58,653,369	£50,299,689	£48,860,068	£48,723,722	£48,382,857	£46,337,669	£46,564,913
60% LAR : 40% CIR	10%	£54,327,476	£46,290,030	£44,855,417	£44,719,546	£44,379,866	£42,341,788	£42,568,242
60% LAR : 40% CIR	15%	£49,986,797	£42,265,274	£40,835,234	£40,699,796	£40,361,199	£38,329,617	£38,555,348
60% LAR : 40% CIR	20%	£45,631,469	£38,225,561	£36,799,663	£36,664,617	£36,327,001	£34,295,739	£34,524,250
60% LAR : 40% CIR	25%	£41,261,629	£34,171,031	£32,748,848	£32,614,154	£32,275,304	£30,224,059	£30,451,975
60% LAR : 40% CIR	30%	£36,877,414	£30,100,846	£28,660,306	£28,523,872	£28,182,790	£26,136,298	£26,363,685
60% LAR : 40% CIR	35%	£32,478,960	£25,989,120	£24,551,496	£24,415,340	£24,074,950	£22,032,608	£22,259,535
60% LAR : 40% CIR	40%	£28,066,403	£21,862,776	£20,427,648	£20,291,729	£19,951,931	£17,913,143	£18,139,674
60% LAR : 40% CIR	45%	£23,637,497	£17,721,955	£16,288,905	£16,153,183	£15,813,879	£13,778,053	£14,004,256
60% LAR : 40% CIR	50%	£19,164,285	£13,566,798	£12,135,413	£11,999,849	£11,660,942	£9,621,310	£9,850,696

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£36,332,794	£27,662,566	£26,217,499	£26,080,638	£25,738,484	£23,685,563	£23,913,665
60% LAR : 40% CIR	5%	£32,021,824	£23,668,144	£22,228,523	£22,092,177	£21,751,312	£19,706,124	£19,933,367
60% LAR : 40% CIR	10%	£27,695,930	£19,658,484	£18,223,872	£18,088,000	£17,748,320	£15,710,243	£15,936,696
60% LAR : 40% CIR	15%	£23,355,252	£15,633,729	£14,203,689	£14,068,250	£13,729,653	£11,698,071	£11,923,802
60% LAR : 40% CIR	20%	£18,999,923	£11,594,016	£10,168,118	£10,033,071	£9,695,455	£7,664,194	£7,892,705
60% LAR : 40% CIR	25%	£14,630,084	£7,539,485	£6,117,302	£5,982,608	£5,643,758	£3,592,513	£3,820,430
60% LAR : 40% CIR	30%	£10,245,868	£3,469,300	£2,028,760	£1,892,327	£1,551,245	-£495,248	-£267,860
60% LAR : 40% CIR	35%	£5,847,414	-£642,426	-£2,080,049	-£2,216,205	-£2,556,595	-£4,598,937	-£4,372,011
60% LAR : 40% CIR	40%	£1,434,858	-£4,768,770	-£6,203,897	-£6,339,816	-£6,679,615	-£8,718,403	-£8,491,872
60% LAR : 40% CIR	45%	-£2,994,048	-£8,909,591	-£10,342,641	-£10,478,362	-£10,817,666	-£12,853,492	-£12,627,289
60% LAR : 40% CIR	50%	-£7,467,261	-£13,064,748	-£14,496,132	-£14,631,696	-£14,970,603	-£17,010,235	-£16,780,849

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£47,368,158	£38,697,930	£37,252,862	£37,116,001	£36,773,848	£34,720,927	£34,949,029
60% LAR : 40% CIR	5%	£43,057,187	£34,703,507	£33,263,886	£33,127,540	£32,786,676	£30,741,488	£30,968,731
60% LAR : 40% CIR	10%	£38,731,294	£30,693,848	£29,259,235	£29,123,364	£28,783,684	£26,745,607	£26,972,060
60% LAR : 40% CIR	15%	£34,390,615	£26,669,092	£25,239,052	£25,103,614	£24,765,017	£22,733,435	£22,959,166
60% LAR : 40% CIR	20%	£30,035,287	£22,629,379	£21,203,482	£21,068,435	£20,730,819	£18,699,557	£18,928,069
60% LAR : 40% CIR	25%	£25,665,448	£18,574,849	£17,152,666	£17,017,972	£16,679,122	£14,627,877	£14,855,793
60% LAR : 40% CIR	30%	£21,281,232	£14,504,664	£13,064,124	£12,927,691	£12,586,609	£10,540,116	£10,767,504
60% LAR : 40% CIR	35%	£16,882,778	£10,392,938	£8,955,315	£8,819,158	£8,478,769	£6,436,426	£6,663,353
60% LAR : 40% CIR	40%	£12,470,221	£6,266,594	£4,831,466	£4,695,547	£4,355,749	£2,316,961	£2,543,492
60% LAR : 40% CIR	45%	£8,041,316	£2,125,773	£692,723	£557,002	£217,697	-£1,818,128	-£1,591,925
60% LAR : 40% CIR	50%	£3,568,103	-£2,029,384	-£3,460,768	-£3,596,332	-£3,935,239	-£5,974,872	-£5,745,485

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£51,940,703	£43,270,476	£41,825,408	£41,688,547	£41,346,393	£39,293,472	£39,521,574
60% LAR : 40% CIR	5%	£47,629,733	£39,276,053	£37,836,432	£37,700,086	£37,359,221	£35,314,033	£35,541,276
60% LAR : 40% CIR	10%	£43,303,839	£35,266,393	£33,831,781	£33,695,909	£33,356,229	£31,318,152	£31,544,605
60% LAR : 40% CIR	15%	£38,963,161	£31,241,638	£29,811,598	£29,676,159	£29,337,563	£27,305,980	£27,531,711
60% LAR : 40% CIR	20%	£34,607,832	£27,201,925	£25,776,027	£25,640,980	£25,303,364	£23,272,103	£23,500,614
60% LAR : 40% CIR	25%	£30,237,993	£23,147,394	£21,725,212	£21,590,518	£21,251,668	£19,200,422	£19,428,339
60% LAR : 40% CIR	30%	£25,853,777	£19,077,209	£17,636,669	£17,500,236	£17,159,154	£15,112,661	£15,340,049
60% LAR : 40% CIR	35%	£21,455,324	£14,965,484	£13,527,860	£13,391,704	£13,051,314	£11,008,972	£11,235,898
60% LAR : 40% CIR	40%	£17,042,767	£10,839,140	£9,404,012	£9,268,093	£8,928,294	£6,889,506	£7,116,037
60% LAR : 40% CIR	45%	£12,613,861	£6,698,318	£5,265,268	£5,129,547	£4,790,243	£2,754,417	£2,980,620
60% LAR : 40% CIR	50%	£8,140,648	£2,543,162	£1,111,777	£976,213	£637,306	-£1,402,326	-£1,172,940

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£57,345,885	£48,675,657	£47,230,590	£47,093,729	£46,751,575	£44,698,654	£44,926,756
60% LAR : 40% CIR	5%	£53,034,915	£44,681,235	£43,241,613	£43,105,268	£42,764,403	£40,719,215	£40,946,458
60% LAR : 40% CIR	10%	£48,709,021	£40,671,575	£39,236,962	£39,101,091	£38,761,411	£36,723,334	£36,949,787
60% LAR : 40% CIR	15%	£44,368,343	£36,646,820	£35,216,780	£35,081,341	£34,742,744	£32,711,162	£32,936,893
60% LAR : 40% CIR	20%	£40,013,014	£32,607,107	£31,181,209	£31,046,162	£30,708,546	£28,677,285	£28,905,796
60% LAR : 40% CIR	25%	£35,643,175	£28,552,576	£27,130,393	£26,995,699	£26,656,849	£24,605,604	£24,833,520
60% LAR : 40% CIR	30%	£31,258,959	£24,482,391	£23,041,851	£22,905,418	£22,564,336	£20,517,843	£20,745,231
60% LAR : 40% CIR	35%	£26,860,505	£20,370,665	£18,933,042	£18,796,886	£18,456,496	£16,414,153	£16,641,080
60% LAR : 40% CIR	40%	£22,447,949	£16,244,321	£14,809,194	£14,673,274	£14,333,476	£12,294,688	£12,521,219
60% LAR : 40% CIR	45%	£18,019,043	£12,103,500	£10,670,450	£10,534,729	£10,195,425	£8,159,599	£8,385,802
60% LAR : 40% CIR	50%	£13,545,830	£7,948,343	£6,516,959	£6,381,395	£6,042,488	£4,002,856	£4,232,242

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area	Zone A - Kings Cross Higher

No Units	150
Site Area	0.27 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£73,519,072	£64,683,073	£63,238,005	£63,101,144	£62,758,991	£60,706,070	£60,934,172
60% LAR : 40% CIR	5%	£68,683,262	£60,169,201	£58,729,581	£58,593,235	£58,252,371	£56,207,183	£56,434,426
60% LAR : 40% CIR	10%	£63,829,480	£55,640,094	£54,205,483	£54,069,610	£53,729,930	£51,691,853	£51,918,306
60% LAR : 40% CIR	15%	£58,960,911	£51,095,891	£49,665,851	£49,530,412	£49,191,816	£47,160,233	£47,385,964
60% LAR : 40% CIR	20%	£54,077,694	£46,536,729	£45,110,833	£44,975,786	£44,638,170	£42,612,472	£42,837,550
60% LAR : 40% CIR	25%	£49,179,965	£41,962,751	£40,540,568	£40,405,874	£40,069,138	£38,048,720	£38,273,211
60% LAR : 40% CIR	30%	£44,267,861	£37,374,095	£35,955,204	£35,820,822	£35,484,865	£33,469,129	£33,693,100
60% LAR : 40% CIR	35%	£39,341,518	£32,770,900	£31,354,882	£31,220,773	£30,885,498	£28,847,843	£29,074,770
60% LAR : 40% CIR	40%	£34,401,072	£28,153,305	£26,718,634	£26,582,715	£26,242,917	£24,204,129	£24,430,660
60% LAR : 40% CIR	45%	£29,446,660	£23,488,692	£22,055,642	£21,919,920	£21,580,617	£19,544,791	£19,770,994
60% LAR : 40% CIR	50%	£24,478,420	£18,809,287	£17,377,901	£17,242,338	£16,903,430	£14,869,984	£15,095,923

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£46,887,527	£38,051,527	£36,606,460	£36,469,599	£36,127,445	£34,074,524	£34,302,626
60% LAR : 40% CIR	5%	£42,051,716	£33,537,656	£32,098,036	£31,961,690	£31,620,825	£29,575,637	£29,802,880
60% LAR : 40% CIR	10%	£37,197,934	£29,008,549	£27,573,937	£27,438,065	£27,098,385	£25,060,308	£25,286,761
60% LAR : 40% CIR	15%	£32,329,366	£24,464,346	£23,034,306	£22,898,867	£22,560,270	£20,528,688	£20,754,419
60% LAR : 40% CIR	20%	£27,446,149	£19,905,184	£18,479,287	£18,344,240	£18,006,624	£15,980,927	£16,206,004
60% LAR : 40% CIR	25%	£22,548,420	£15,331,206	£13,909,023	£13,774,329	£13,437,593	£11,417,175	£11,641,666
60% LAR : 40% CIR	30%	£17,636,315	£10,742,550	£9,323,659	£9,189,277	£8,853,320	£6,837,584	£7,061,555
60% LAR : 40% CIR	35%	£12,709,972	£6,139,354	£4,723,337	£4,589,227	£4,253,952	£2,216,298	£2,443,224
60% LAR : 40% CIR	40%	£7,769,527	£1,521,760	£87,089	-£48,830	-£388,628	-£2,427,417	-£2,200,885
60% LAR : 40% CIR	45%	£2,815,115	-£3,142,853	-£4,575,903	-£4,711,625	-£5,050,929	-£7,086,754	-£6,860,552
60% LAR : 40% CIR	50%	-£2,153,125	-£7,822,259	-£9,253,644	-£9,389,207	-£9,728,115	-£11,761,561	-£11,535,623

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£57,922,891	£49,086,891	£47,641,823	£47,504,962	£47,162,809	£45,109,888	£45,337,990
60% LAR : 40% CIR	5%	£53,087,080	£44,573,020	£43,133,399	£42,997,053	£42,656,189	£40,611,001	£40,838,244
60% LAR : 40% CIR	10%	£48,233,298	£40,043,912	£38,609,301	£38,473,428	£38,133,748	£36,095,671	£36,322,125
60% LAR : 40% CIR	15%	£43,364,729	£35,499,709	£34,069,669	£33,934,231	£33,595,634	£31,564,052	£31,789,783
60% LAR : 40% CIR	20%	£38,481,512	£30,940,548	£29,514,651	£29,379,604	£29,041,988	£27,016,291	£27,241,368
60% LAR : 40% CIR	25%	£33,583,783	£26,366,569	£24,944,387	£24,809,693	£24,472,957	£22,452,539	£22,677,030
60% LAR : 40% CIR	30%	£28,671,679	£21,777,913	£20,359,022	£20,224,640	£19,888,683	£17,872,947	£18,096,918
60% LAR : 40% CIR	35%	£23,745,336	£17,174,718	£15,758,701	£15,624,591	£15,289,316	£13,251,661	£13,478,588
60% LAR : 40% CIR	40%	£18,804,890	£12,557,124	£11,122,453	£10,986,533	£10,646,735	£8,607,947	£8,834,478
60% LAR : 40% CIR	45%	£13,850,478	£7,892,510	£6,459,460	£6,323,738	£5,984,435	£3,948,609	£4,174,812
60% LAR : 40% CIR	50%	£8,882,238	£3,213,105	£1,781,719	£1,646,156	£1,307,248	-£726,197	-£500,259

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£62,495,436	£53,659,436	£52,214,369	£52,077,508	£51,735,354	£49,682,433	£49,910,535
60% LAR : 40% CIR	5%	£57,659,625	£49,145,565	£47,705,945	£47,569,599	£47,228,734	£45,183,546	£45,410,789
60% LAR : 40% CIR	10%	£52,805,843	£44,616,458	£43,181,846	£43,045,974	£42,706,294	£40,668,217	£40,894,670
60% LAR : 40% CIR	15%	£47,937,275	£40,072,255	£38,642,215	£38,506,776	£38,168,179	£36,136,597	£36,362,328
60% LAR : 40% CIR	20%	£43,054,058	£35,513,093	£34,087,196	£33,952,150	£33,614,533	£31,588,836	£31,813,914
60% LAR : 40% CIR	25%	£38,156,329	£30,939,115	£29,516,932	£29,382,238	£29,045,502	£27,025,084	£27,249,575
60% LAR : 40% CIR	30%	£33,244,225	£26,350,459	£24,931,568	£24,797,186	£24,461,229	£22,445,493	£22,669,464
60% LAR : 40% CIR	35%	£28,317,881	£21,747,263	£20,331,246	£20,197,136	£19,861,861	£17,824,207	£18,051,134
60% LAR : 40% CIR	40%	£23,377,436	£17,129,669	£15,694,998	£15,559,079	£15,219,281	£13,180,493	£13,407,024
60% LAR : 40% CIR	45%	£18,423,024	£12,465,056	£11,032,006	£10,896,284	£10,556,980	£8,521,155	£8,747,357
60% LAR : 40% CIR	50%	£13,454,784	£7,785,650	£6,354,265	£6,218,702	£5,879,794	£3,846,348	£4,072,286

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£67,900,618	£59,064,618	£57,619,550	£57,482,689	£57,140,536	£55,087,615	£55,315,717
60% LAR : 40% CIR	5%	£63,064,807	£54,550,747	£53,111,127	£52,974,781	£52,633,916	£50,588,728	£50,815,971
60% LAR : 40% CIR	10%	£58,211,025	£50,021,640	£48,587,028	£48,451,156	£48,111,476	£46,073,398	£46,299,852
60% LAR : 40% CIR	15%	£53,342,457	£45,477,436	£44,047,396	£43,911,958	£43,573,361	£41,541,779	£41,767,510
60% LAR : 40% CIR	20%	£48,459,240	£40,918,275	£39,492,378	£39,357,331	£39,019,715	£36,994,018	£37,219,095
60% LAR : 40% CIR	25%	£43,561,511	£36,344,297	£34,922,114	£34,787,420	£34,450,684	£32,430,266	£32,654,757
60% LAR : 40% CIR	30%	£38,649,406	£31,755,640	£30,336,750	£30,202,368	£29,866,411	£27,850,675	£28,074,646
60% LAR : 40% CIR	35%	£33,723,063	£27,152,445	£25,736,428	£25,602,318	£25,267,043	£23,229,389	£23,456,315
60% LAR : 40% CIR	40%	£28,782,618	£22,534,851	£21,100,180	£20,964,261	£20,624,463	£18,585,674	£18,812,205
60% LAR : 40% CIR	45%	£23,828,206	£17,870,238	£16,437,188	£16,301,465	£15,962,162	£13,926,336	£14,152,539
60% LAR : 40% CIR	50%	£18,859,966	£13,190,832	£11,759,447	£11,623,884	£11,284,976	£9,251,530	£9,477,468

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats	

Value Area	Zone A - Lower Cenral Zone

No Units	**150**
Site Area	**0.27 Ha**

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£84,012,701	£75,072,034	£73,626,966	£73,490,105	£73,147,951	£71,095,031	£71,323,133
60% LAR : 40% CIR	5%	£78,665,746	£70,038,715	£68,599,094	£68,462,749	£68,121,884	£66,076,696	£66,303,939
60% LAR : 40% CIR	10%	£73,304,094	£64,990,160	£63,555,547	£63,419,675	£63,079,996	£61,041,919	£61,268,371
60% LAR : 40% CIR	15%	£67,927,879	£59,926,508	£58,496,468	£58,361,029	£58,022,433	£55,990,850	£56,216,581
60% LAR : 40% CIR	20%	£62,523,920	£54,847,899	£53,422,001	£53,286,955	£52,949,339	£50,923,641	£51,148,718
60% LAR : 40% CIR	25%	£57,098,301	£49,754,472	£48,332,290	£48,197,595	£47,860,859	£45,840,441	£46,064,932
60% LAR : 40% CIR	30%	£51,658,308	£44,646,368	£43,227,477	£43,093,095	£42,757,138	£40,741,402	£40,965,373
60% LAR : 40% CIR	35%	£46,204,075	£39,523,725	£38,107,706	£37,973,597	£37,638,322	£35,626,674	£35,850,191
60% LAR : 40% CIR	40%	£40,735,740	£34,386,682	£32,973,123	£32,839,246	£32,504,555	£30,495,115	£30,719,535
60% LAR : 40% CIR	45%	£35,253,441	£29,235,380	£27,822,380	£27,686,658	£27,347,354	£25,311,529	£25,537,731
60% LAR : 40% CIR	50%	£29,757,311	£24,051,774	£22,620,390	£22,484,827	£22,145,919	£20,112,472	£20,338,411

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£57,381,155	£48,440,488	£46,995,420	£46,858,559	£46,516,406	£44,463,485	£44,691,587
60% LAR : 40% CIR	5%	£52,034,201	£43,407,169	£41,967,549	£41,831,203	£41,490,338	£39,445,150	£39,672,394
60% LAR : 40% CIR	10%	£46,672,549	£38,358,614	£36,924,002	£36,788,129	£36,448,450	£34,410,373	£34,636,825
60% LAR : 40% CIR	15%	£41,296,333	£33,294,962	£31,864,922	£31,729,484	£31,390,887	£29,359,305	£29,585,036
60% LAR : 40% CIR	20%	£35,892,374	£28,216,353	£26,790,455	£26,655,410	£26,317,793	£24,292,095	£24,517,173
60% LAR : 40% CIR	25%	£30,466,756	£23,122,926	£21,700,744	£21,566,049	£21,229,313	£19,208,895	£19,433,386
60% LAR : 40% CIR	30%	£25,026,763	£18,014,822	£16,595,932	£16,461,549	£16,125,593	£14,109,856	£14,333,827
60% LAR : 40% CIR	35%	£19,572,530	£12,892,179	£11,476,161	£11,342,051	£11,006,776	£8,995,129	£9,218,645
60% LAR : 40% CIR	40%	£14,104,195	£7,755,136	£6,341,578	£6,207,700	£5,873,009	£3,863,570	£4,087,990
60% LAR : 40% CIR	45%	£8,621,895	£2,603,835	£1,190,834	£1,055,112	£715,809	-£1,320,017	-£1,093,814
60% LAR : 40% CIR	50%	£3,125,766	-£2,579,771	-£4,011,156	-£4,146,719	-£4,485,626	-£6,519,073	-£6,293,134

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£68,416,519	£59,475,852	£58,030,784	£57,893,923	£57,551,770	£55,498,849	£55,726,951
60% LAR : 40% CIR	5%	£63,069,564	£54,442,533	£53,002,913	£52,866,567	£52,525,702	£50,480,514	£50,707,757
60% LAR : 40% CIR	10%	£57,707,913	£49,393,978	£47,959,365	£47,823,493	£47,483,814	£45,445,737	£45,672,189
60% LAR : 40% CIR	15%	£52,331,697	£44,330,326	£42,900,286	£42,764,847	£42,426,251	£40,394,668	£40,620,399
60% LAR : 40% CIR	20%	£46,927,738	£39,251,717	£37,825,819	£37,690,773	£37,353,157	£35,327,459	£35,552,536
60% LAR : 40% CIR	25%	£41,502,119	£34,158,290	£32,736,108	£32,601,413	£32,264,677	£30,244,259	£30,468,750
60% LAR : 40% CIR	30%	£36,062,126	£29,050,186	£27,631,295	£27,496,913	£27,160,956	£25,145,220	£25,369,191
60% LAR : 40% CIR	35%	£30,607,894	£23,927,543	£22,511,525	£22,377,415	£22,042,140	£20,030,492	£20,254,009
60% LAR : 40% CIR	40%	£25,139,559	£18,790,500	£17,376,941	£17,243,064	£16,908,373	£14,898,933	£15,123,353
60% LAR : 40% CIR	45%	£19,657,259	£13,639,198	£12,226,198	£12,090,476	£11,751,172	£9,715,347	£9,941,550
60% LAR : 40% CIR	50%	£14,161,129	£8,455,593	£7,024,208	£6,888,645	£6,549,737	£4,516,290	£4,742,230

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£72,989,064	£64,048,397	£62,603,330	£62,466,469	£62,124,315	£60,071,394	£60,299,496
60% LAR : 40% CIR	5%	£67,642,110	£59,015,078	£57,575,458	£57,439,112	£57,098,248	£55,053,059	£55,280,303
60% LAR : 40% CIR	10%	£62,280,458	£53,966,523	£52,531,911	£52,396,038	£52,056,359	£50,018,282	£50,244,735
60% LAR : 40% CIR	15%	£56,904,243	£48,902,871	£47,472,831	£47,337,393	£46,998,796	£44,967,214	£45,192,945
60% LAR : 40% CIR	20%	£51,500,283	£43,824,262	£42,398,364	£42,263,319	£41,925,702	£39,900,004	£40,125,082
60% LAR : 40% CIR	25%	£46,074,665	£38,730,835	£37,308,653	£37,173,958	£36,837,222	£34,816,805	£35,041,296
60% LAR : 40% CIR	30%	£40,634,672	£33,622,731	£32,203,841	£32,069,459	£31,733,502	£29,717,766	£29,941,736
60% LAR : 40% CIR	35%	£35,180,439	£28,500,088	£27,084,070	£26,949,960	£26,614,686	£24,603,038	£24,826,554
60% LAR : 40% CIR	40%	£29,712,104	£23,363,045	£21,949,487	£21,815,609	£21,480,918	£19,471,479	£19,695,899
60% LAR : 40% CIR	45%	£24,229,804	£18,211,744	£16,798,743	£16,663,021	£16,323,718	£14,287,892	£14,514,095
60% LAR : 40% CIR	50%	£18,733,675	£13,028,138	£11,596,754	£11,461,191	£11,122,283	£9,088,836	£9,314,775

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£78,394,246	£69,453,579	£68,008,511	£67,871,650	£67,529,497	£65,476,576	£65,704,678
60% LAR : 40% CIR	5%	£73,047,292	£64,420,260	£62,980,640	£62,844,294	£62,503,429	£60,458,241	£60,685,484
60% LAR : 40% CIR	10%	£67,685,640	£59,371,705	£57,937,092	£57,801,220	£57,461,541	£55,423,464	£55,649,916
60% LAR : 40% CIR	15%	£62,309,424	£54,308,053	£52,878,013	£52,742,575	£52,403,978	£50,372,396	£50,598,127
60% LAR : 40% CIR	20%	£56,905,465	£49,229,444	£47,803,546	£47,668,500	£47,330,884	£45,305,186	£45,530,263
60% LAR : 40% CIR	25%	£51,479,847	£44,136,017	£42,713,835	£42,579,140	£42,242,404	£40,221,986	£40,446,477
60% LAR : 40% CIR	30%	£46,039,854	£39,027,913	£37,609,022	£37,474,640	£37,138,683	£35,122,947	£35,346,918
60% LAR : 40% CIR	35%	£40,585,621	£33,905,270	£32,489,252	£32,355,142	£32,019,867	£30,008,220	£30,231,736
60% LAR : 40% CIR	40%	£35,117,286	£28,768,227	£27,354,668	£27,220,791	£26,886,100	£24,876,661	£25,101,081
60% LAR : 40% CIR	45%	£29,634,986	£23,616,926	£22,203,925	£22,068,203	£21,728,900	£19,693,074	£19,919,277
60% LAR : 40% CIR	50%	£24,138,857	£18,433,320	£17,001,935	£16,866,372	£16,527,464	£14,494,018	£14,719,957

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats	
No Units	**150**
Site Area	**0.27 Ha**

Value Area	**Zone A - Medium Central Zone**	
Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£108,497,835	£99,214,691	£97,791,341	£97,656,537	£97,319,526	£95,297,458	£95,522,132
60% LAR : 40% CIR	5%	£101,926,624	£92,992,448	£91,574,464	£91,440,167	£91,104,425	£89,089,974	£89,313,801
60% LAR : 40% CIR	10%	£95,340,715	£86,755,199	£85,342,147	£85,208,317	£84,873,742	£82,858,737	£83,085,189
60% LAR : 40% CIR	15%	£88,740,242	£80,503,079	£79,094,531	£78,961,129	£78,627,205	£76,595,623	£76,821,355
60% LAR : 40% CIR	20%	£82,125,341	£74,236,227	£72,814,728	£72,679,682	£72,342,066	£70,316,368	£70,541,445
60% LAR : 40% CIR	25%	£75,496,146	£67,935,154	£66,512,971	£66,378,277	£66,041,540	£64,021,123	£64,245,614
60% LAR : 40% CIR	30%	£68,852,792	£61,615,004	£60,196,113	£60,061,731	£59,725,774	£57,710,038	£57,934,009
60% LAR : 40% CIR	35%	£62,195,412	£55,280,315	£53,864,298	£53,730,188	£53,394,913	£51,383,265	£51,606,781
60% LAR : 40% CIR	40%	£55,516,635	£48,931,227	£47,517,668	£47,383,791	£47,049,100	£45,040,952	£45,264,081
60% LAR : 40% CIR	45%	£48,802,594	£42,567,881	£41,156,368	£41,022,686	£40,688,482	£38,683,253	£38,906,056
60% LAR : 40% CIR	50%	£42,074,722	£36,190,414	£34,780,541	£34,647,015	£34,313,201	£32,310,314	£32,532,857

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£81,866,289	£72,583,146	£71,159,795	£71,024,991	£70,687,980	£68,665,913	£68,890,586
60% LAR : 40% CIR	5%	£75,295,078	£66,360,903	£64,942,918	£64,808,622	£64,472,880	£62,458,428	£62,682,256
60% LAR : 40% CIR	10%	£68,709,170	£60,123,654	£58,710,602	£58,576,771	£58,242,197	£56,227,191	£56,453,644
60% LAR : 40% CIR	15%	£62,108,697	£53,871,534	£52,462,986	£52,329,583	£51,995,659	£49,964,077	£50,189,809
60% LAR : 40% CIR	20%	£55,493,796	£47,604,682	£46,183,183	£46,048,137	£45,710,521	£43,684,822	£43,909,900
60% LAR : 40% CIR	25%	£48,864,600	£41,303,609	£39,881,426	£39,746,732	£39,409,995	£37,389,578	£37,614,069
60% LAR : 40% CIR	30%	£42,221,247	£34,983,459	£33,564,568	£33,430,186	£33,094,229	£31,078,493	£31,302,464
60% LAR : 40% CIR	35%	£35,563,867	£28,648,770	£27,232,752	£27,098,643	£26,763,368	£24,751,719	£24,975,236
60% LAR : 40% CIR	40%	£28,885,090	£22,299,682	£20,886,123	£20,752,246	£20,417,555	£18,409,407	£18,632,535
60% LAR : 40% CIR	45%	£22,171,048	£15,936,335	£14,524,823	£14,391,140	£14,056,936	£12,051,707	£12,274,510
60% LAR : 40% CIR	50%	£15,443,177	£9,558,868	£8,148,996	£8,015,470	£7,681,656	£5,678,769	£5,901,312

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£92,901,653	£83,618,510	£82,195,159	£82,060,355	£81,723,344	£79,701,276	£79,925,950
60% LAR : 40% CIR	5%	£86,330,442	£77,396,266	£75,978,282	£75,843,985	£75,508,243	£73,493,792	£73,717,620
60% LAR : 40% CIR	10%	£79,744,533	£71,159,017	£69,745,965	£69,612,135	£69,277,560	£67,262,555	£67,489,007
60% LAR : 40% CIR	15%	£73,144,060	£64,906,897	£63,498,349	£63,364,947	£63,031,023	£60,999,441	£61,225,173
60% LAR : 40% CIR	20%	£66,529,159	£58,640,045	£57,218,546	£57,083,500	£56,745,884	£54,720,186	£54,945,263
60% LAR : 40% CIR	25%	£59,899,964	£52,338,972	£50,916,789	£50,782,095	£50,445,358	£48,424,941	£48,649,432
60% LAR : 40% CIR	30%	£53,256,610	£46,018,822	£44,599,932	£44,465,549	£44,129,593	£42,113,856	£42,337,827
60% LAR : 40% CIR	35%	£46,599,230	£39,684,133	£38,268,116	£38,134,006	£37,798,732	£35,787,083	£36,010,599
60% LAR : 40% CIR	40%	£39,920,453	£33,335,045	£31,921,487	£31,787,609	£31,452,919	£29,444,771	£29,667,899
60% LAR : 40% CIR	45%	£33,206,412	£26,971,699	£25,560,186	£25,426,504	£25,092,300	£23,087,071	£23,309,874
60% LAR : 40% CIR	50%	£26,478,541	£20,594,232	£19,184,359	£19,050,833	£18,717,019	£16,714,133	£16,936,676

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£97,474,198	£88,191,055	£86,767,704	£86,632,900	£86,295,889	£84,273,822	£84,498,495
60% LAR : 40% CIR	5%	£90,902,988	£81,968,812	£80,550,827	£80,416,531	£80,080,789	£78,066,337	£78,290,165
60% LAR : 40% CIR	10%	£84,317,079	£75,731,563	£74,318,511	£74,184,680	£73,850,106	£71,835,100	£72,061,553
60% LAR : 40% CIR	15%	£77,716,606	£69,479,443	£68,070,895	£67,937,492	£67,603,569	£65,571,986	£65,797,718
60% LAR : 40% CIR	20%	£71,101,705	£63,212,591	£61,791,092	£61,656,046	£61,318,430	£59,292,731	£59,517,809
60% LAR : 40% CIR	25%	£64,472,510	£56,911,518	£55,489,335	£55,354,641	£55,017,904	£52,997,487	£53,221,978
60% LAR : 40% CIR	30%	£57,829,156	£50,591,368	£49,172,477	£49,038,095	£48,702,138	£46,686,402	£46,910,373
60% LAR : 40% CIR	35%	£51,171,776	£44,256,679	£42,840,661	£42,706,552	£42,371,277	£40,359,628	£40,583,145
60% LAR : 40% CIR	40%	£44,492,999	£37,907,591	£36,494,032	£36,360,155	£36,025,464	£34,017,316	£34,240,444
60% LAR : 40% CIR	45%	£37,778,957	£31,544,244	£30,132,732	£29,999,049	£29,664,845	£27,659,616	£27,882,420
60% LAR : 40% CIR	50%	£31,051,086	£25,166,777	£23,756,905	£23,623,379	£23,289,565	£21,286,678	£21,509,221

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£102,879,380	£93,596,237	£92,172,886	£92,038,082	£91,701,071	£89,679,004	£89,903,677
60% LAR : 40% CIR	5%	£96,308,169	£87,373,994	£85,956,009	£85,821,713	£85,485,971	£83,471,519	£83,695,347
60% LAR : 40% CIR	10%	£89,722,260	£81,136,744	£79,723,692	£79,589,862	£79,255,288	£77,240,282	£77,466,735
60% LAR : 40% CIR	15%	£83,121,788	£74,884,625	£73,476,077	£73,342,674	£73,008,750	£70,977,168	£71,202,900
60% LAR : 40% CIR	20%	£76,506,887	£68,617,773	£67,196,273	£67,061,228	£66,723,612	£64,697,913	£64,922,991
60% LAR : 40% CIR	25%	£69,877,691	£62,316,699	£60,894,517	£60,759,823	£60,423,086	£58,402,669	£58,627,160
60% LAR : 40% CIR	30%	£63,234,338	£55,996,550	£54,577,659	£54,443,277	£54,107,320	£52,091,584	£52,315,555
60% LAR : 40% CIR	35%	£56,576,958	£49,661,860	£48,245,843	£48,111,734	£47,776,459	£45,764,810	£45,988,327
60% LAR : 40% CIR	40%	£49,898,181	£43,312,773	£41,899,214	£41,765,337	£41,430,646	£39,422,498	£39,645,626
60% LAR : 40% CIR	45%	£43,184,139	£36,949,426	£35,537,914	£35,404,231	£35,070,027	£33,064,798	£33,287,601
60% LAR : 40% CIR	50%	£36,456,268	£30,571,959	£29,162,087	£29,028,561	£28,694,747	£26,691,860	£26,914,403

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats	
No Units	150
Site Area	0.27 Ha

Value Area	Zone A - Higher Central Zone	
Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£122,489,340	£112,982,470	£111,559,120	£111,424,315	£111,087,304	£109,065,237	£109,289,911
60% LAR : 40% CIR	5%	£115,218,553	£106,071,838	£104,653,853	£104,519,557	£104,183,815	£102,169,364	£102,393,191
60% LAR : 40% CIR	10%	£107,933,069	£99,146,199	£97,733,147	£97,599,318	£97,264,743	£95,257,296	£95,480,346
60% LAR : 40% CIR	15%	£100,633,022	£92,205,691	£90,797,144	£90,663,740	£90,330,231	£88,329,182	£88,551,520
60% LAR : 40% CIR	20%	£93,318,546	£85,250,450	£83,845,982	£83,712,965	£83,380,423	£81,385,169	£81,606,864
60% LAR : 40% CIR	25%	£85,989,775	£78,280,615	£76,879,806	£76,747,136	£76,415,460	£74,410,084	£74,634,575
60% LAR : 40% CIR	30%	£78,646,845	£71,296,321	£69,892,477	£69,758,095	£69,422,138	£67,406,402	£67,630,373
60% LAR : 40% CIR	35%	£71,289,891	£64,284,081	£62,868,064	£62,733,955	£62,398,680	£60,387,031	£60,610,547
60% LAR : 40% CIR	40%	£63,919,046	£57,242,396	£55,828,837	£55,694,960	£55,360,269	£53,352,122	£53,575,249
60% LAR : 40% CIR	45%	£56,534,445	£50,186,453	£48,774,939	£48,641,258	£48,307,053	£46,301,823	£46,524,627
60% LAR : 40% CIR	50%	£49,113,244	£43,116,387	£41,706,515	£41,572,990	£41,239,175	£39,236,288	£39,458,831

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£95,857,795	£86,350,925	£84,927,574	£84,792,770	£84,455,759	£82,433,691	£82,658,365
60% LAR : 40% CIR	5%	£88,587,008	£79,440,293	£78,022,308	£77,888,012	£77,552,270	£75,537,818	£75,761,646
60% LAR : 40% CIR	10%	£81,301,524	£72,514,654	£71,101,602	£70,967,773	£70,633,198	£68,625,751	£68,848,800
60% LAR : 40% CIR	15%	£74,001,477	£65,574,145	£64,165,598	£64,032,195	£63,698,686	£61,697,637	£61,919,975
60% LAR : 40% CIR	20%	£66,687,000	£58,618,905	£57,214,437	£57,081,420	£56,748,878	£54,753,624	£54,975,319
60% LAR : 40% CIR	25%	£59,358,230	£51,649,069	£50,248,261	£50,115,591	£49,783,915	£47,778,539	£48,003,030
60% LAR : 40% CIR	30%	£52,015,300	£44,664,775	£43,260,932	£43,126,549	£42,790,593	£40,774,857	£40,998,827
60% LAR : 40% CIR	35%	£44,658,346	£37,652,536	£36,236,519	£36,102,409	£35,767,134	£33,755,485	£33,979,002
60% LAR : 40% CIR	40%	£37,287,501	£30,610,851	£29,197,291	£29,063,415	£28,728,724	£26,720,576	£26,943,703
60% LAR : 40% CIR	45%	£29,902,899	£23,554,907	£22,143,394	£22,009,712	£21,675,507	£19,670,278	£19,893,081
60% LAR : 40% CIR	50%	£22,481,698	£16,484,842	£15,074,969	£14,941,444	£14,607,629	£12,604,743	£12,827,286

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£106,893,158	£97,386,288	£95,962,938	£95,828,134	£95,491,123	£93,469,055	£93,693,729
60% LAR : 40% CIR	5%	£99,622,371	£90,475,656	£89,057,672	£88,923,375	£88,587,633	£86,573,182	£86,797,010
60% LAR : 40% CIR	10%	£92,336,887	£83,550,017	£82,136,965	£82,003,136	£81,668,562	£79,661,114	£79,884,164
60% LAR : 40% CIR	15%	£85,036,840	£76,609,509	£75,200,962	£75,067,558	£74,734,050	£72,733,000	£72,955,338
60% LAR : 40% CIR	20%	£77,722,364	£69,654,268	£68,249,800	£68,116,783	£67,784,241	£65,788,987	£66,010,682
60% LAR : 40% CIR	25%	£70,393,593	£62,684,433	£61,283,624	£61,150,954	£60,819,278	£58,813,902	£59,038,393
60% LAR : 40% CIR	30%	£63,050,664	£55,700,139	£54,296,295	£54,161,913	£53,825,956	£51,810,220	£52,034,191
60% LAR : 40% CIR	35%	£55,693,709	£48,687,900	£47,271,882	£47,137,773	£46,802,498	£44,790,849	£45,014,366
60% LAR : 40% CIR	40%	£48,322,864	£41,646,215	£40,232,655	£40,098,778	£39,764,088	£37,755,940	£37,979,067
60% LAR : 40% CIR	45%	£40,938,263	£34,590,271	£33,178,757	£33,045,076	£32,710,871	£30,705,642	£30,928,445
60% LAR : 40% CIR	50%	£33,517,062	£27,520,206	£26,110,333	£25,976,808	£25,642,993	£23,640,106	£23,862,649

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£111,465,704	£101,958,834	£100,535,483	£100,400,679	£100,063,668	£98,041,600	£98,266,274
60% LAR : 40% CIR	5%	£104,194,917	£95,048,202	£93,630,217	£93,495,921	£93,160,179	£91,145,727	£91,369,555
60% LAR : 40% CIR	10%	£96,909,433	£88,122,563	£86,709,511	£86,575,682	£86,241,107	£84,233,660	£84,456,709
60% LAR : 40% CIR	15%	£89,609,386	£81,182,054	£79,773,507	£79,640,104	£79,306,595	£77,305,546	£77,527,884
60% LAR : 40% CIR	20%	£82,294,909	£74,226,814	£72,822,346	£72,689,329	£72,356,787	£70,361,533	£70,583,228
60% LAR : 40% CIR	25%	£74,966,139	£67,256,978	£65,856,170	£65,723,500	£65,391,824	£63,386,448	£63,610,939
60% LAR : 40% CIR	30%	£67,623,209	£60,272,684	£58,868,841	£58,734,459	£58,398,502	£56,382,766	£56,606,736
60% LAR : 40% CIR	35%	£60,266,255	£53,260,445	£51,844,428	£51,710,318	£51,375,043	£49,363,395	£49,586,911
60% LAR : 40% CIR	40%	£52,895,410	£46,218,760	£44,805,200	£44,671,324	£44,336,633	£42,328,485	£42,551,612
60% LAR : 40% CIR	45%	£45,510,808	£39,162,816	£37,751,303	£37,617,621	£37,283,416	£35,278,187	£35,500,990
60% LAR : 40% CIR	50%	£38,089,607	£32,092,751	£30,682,878	£30,549,353	£30,215,538	£28,212,652	£28,435,195

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£116,870,885	£107,364,015	£105,940,665	£105,805,861	£105,468,850	£103,446,782	£103,671,456
60% LAR : 40% CIR	5%	£109,600,099	£100,453,384	£99,035,399	£98,901,103	£98,565,361	£96,550,909	£96,774,737
60% LAR : 40% CIR	10%	£102,314,614	£93,527,745	£92,114,693	£91,980,863	£91,646,289	£89,638,842	£89,861,891
60% LAR : 40% CIR	15%	£95,014,567	£86,587,236	£85,178,689	£85,045,285	£84,711,777	£82,710,728	£82,933,066
60% LAR : 40% CIR	20%	£87,700,091	£79,631,995	£78,227,528	£78,094,511	£77,761,969	£75,766,715	£75,988,410
60% LAR : 40% CIR	25%	£80,371,321	£72,662,160	£71,261,351	£71,128,681	£70,797,005	£68,791,630	£69,016,121
60% LAR : 40% CIR	30%	£73,028,391	£65,677,866	£64,274,023	£64,139,640	£63,803,684	£61,787,947	£62,011,918
60% LAR : 40% CIR	35%	£65,671,437	£58,665,627	£57,249,610	£57,115,500	£56,780,225	£54,768,576	£54,992,093
60% LAR : 40% CIR	40%	£58,300,592	£51,623,942	£50,210,382	£50,076,506	£49,741,815	£47,733,667	£47,956,794
60% LAR : 40% CIR	45%	£50,915,990	£44,567,998	£43,156,485	£43,022,803	£42,688,598	£40,683,369	£40,906,172
60% LAR : 40% CIR	50%	£43,494,789	£37,497,933	£36,088,060	£35,954,535	£35,620,720	£33,617,834	£33,840,377

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats	

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

No Units	**200**
Site Area	**0.29 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£77,836,550	£66,420,261	£64,425,831	£64,236,359	£63,762,678	£60,920,597	£59,341,662
60% LAR : 40% CIR	5%	£72,234,797	£61,232,386	£59,245,136	£59,056,343	£58,584,362	£55,752,480	£54,179,210
60% LAR : 40% CIR	10%	£66,612,398	£56,023,431	£54,042,754	£53,854,585	£53,384,160	£50,552,133	£48,960,127
60% LAR : 40% CIR	15%	£60,969,531	£50,793,577	£48,818,875	£48,631,271	£48,160,965	£45,303,967	£43,716,747
60% LAR : 40% CIR	20%	£55,306,376	£45,543,007	£43,547,171	£43,357,222	£42,882,348	£40,033,107	£38,450,195
60% LAR : 40% CIR	25%	£49,623,109	£40,239,806	£38,245,297	£38,055,808	£37,582,085	£34,739,750	£33,160,676
60% LAR : 40% CIR	30%	£43,919,910	£34,912,408	£32,922,167	£32,733,081	£32,260,370	£29,424,097	£27,848,390
60% LAR : 40% CIR	35%	£38,196,956	£29,564,531	£27,577,970	£27,389,234	£26,917,393	£24,086,348	£22,513,545
60% LAR : 40% CIR	40%	£32,429,113	£24,196,361	£22,212,898	£22,024,454	£21,553,346	£18,702,207	£17,107,887
60% LAR : 40% CIR	45%	£26,624,792	£18,808,082	£16,801,627	£16,610,551	£16,132,860	£13,266,718	£11,674,416
60% LAR : 40% CIR	50%	£20,800,958	£13,350,042	£11,340,848	£11,149,960	£10,672,736	£7,809,401	£6,218,659

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£49,936,836	£38,520,547	£36,526,117	£36,336,645	£35,862,964	£33,020,882	£31,441,948
60% LAR : 40% CIR	5%	£44,335,083	£33,332,672	£31,345,422	£31,156,629	£30,684,648	£27,852,765	£26,279,496
60% LAR : 40% CIR	10%	£38,712,684	£28,123,717	£26,143,040	£25,954,871	£25,484,446	£22,652,419	£21,060,412
60% LAR : 40% CIR	15%	£33,069,817	£22,893,863	£20,919,161	£20,731,557	£20,261,251	£17,404,253	£15,817,032
60% LAR : 40% CIR	20%	£27,406,662	£17,643,293	£15,647,457	£15,457,507	£14,982,633	£12,133,393	£10,550,481
60% LAR : 40% CIR	25%	£21,723,395	£12,340,092	£10,345,583	£10,156,093	£9,682,371	£6,840,036	£5,260,961
60% LAR : 40% CIR	30%	£16,020,195	£7,012,694	£5,022,453	£4,833,367	£4,360,655	£1,524,383	-£51,324
60% LAR : 40% CIR	35%	£10,297,242	£1,664,817	-£321,745	-£510,481	-£982,322	-£3,813,367	-£5,386,170
60% LAR : 40% CIR	40%	£4,529,399	-£3,703,354	-£5,686,817	-£5,875,260	-£6,346,368	-£9,197,507	-£10,791,827
60% LAR : 40% CIR	45%	-£1,274,922	-£9,091,633	-£11,098,087	-£11,289,163	-£11,766,854	-£14,632,997	-£16,225,298
60% LAR : 40% CIR	50%	-£7,098,757	-£14,549,673	-£16,558,866	-£16,749,755	-£17,226,978	-£20,090,314	-£21,681,055

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£61,497,693	£50,081,404	£48,086,974	£47,897,502	£47,423,821	£44,581,740	£43,002,805
60% LAR : 40% CIR	5%	£55,895,940	£44,893,529	£42,906,279	£42,717,486	£42,245,505	£39,413,622	£37,840,353
60% LAR : 40% CIR	10%	£50,273,541	£39,684,574	£37,703,897	£37,515,728	£37,045,303	£34,213,276	£32,621,269
60% LAR : 40% CIR	15%	£44,630,674	£34,454,720	£32,480,018	£32,292,414	£31,822,108	£28,965,110	£27,377,890
60% LAR : 40% CIR	20%	£38,967,519	£29,204,150	£27,208,314	£27,018,364	£26,543,491	£23,694,250	£22,111,338
60% LAR : 40% CIR	25%	£33,284,252	£23,900,949	£21,906,440	£21,716,951	£21,243,228	£18,400,893	£16,821,819
60% LAR : 40% CIR	30%	£27,581,053	£18,573,551	£16,583,310	£16,394,224	£15,921,512	£13,085,240	£11,509,533
60% LAR : 40% CIR	35%	£21,858,099	£13,225,674	£11,239,112	£11,050,377	£10,578,536	£7,747,490	£6,174,688
60% LAR : 40% CIR	40%	£16,090,256	£7,857,504	£5,874,040	£5,685,597	£5,214,489	£2,363,350	£769,030
60% LAR : 40% CIR	45%	£10,285,935	£2,469,224	£462,770	£271,694	-£205,997	-£3,072,139	-£4,664,441
60% LAR : 40% CIR	50%	£4,462,100	-£2,988,815	-£4,998,009	-£5,188,898	-£5,666,121	-£8,529,457	-£10,120,198

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£66,287,979	£54,871,690	£52,877,260	£52,687,787	£52,214,107	£49,372,025	£47,793,090
60% LAR : 40% CIR	5%	£60,686,226	£49,683,815	£47,696,565	£47,507,772	£47,035,791	£44,203,908	£42,630,639
60% LAR : 40% CIR	10%	£55,063,827	£44,474,860	£42,494,183	£42,306,014	£41,835,589	£39,003,562	£37,411,555
60% LAR : 40% CIR	15%	£49,420,960	£39,245,006	£37,270,303	£37,082,700	£36,612,394	£33,755,396	£32,168,175
60% LAR : 40% CIR	20%	£43,757,805	£33,994,436	£31,998,600	£31,808,650	£31,333,776	£28,484,536	£26,901,624
60% LAR : 40% CIR	25%	£38,074,538	£28,691,235	£26,696,726	£26,507,236	£26,033,513	£23,191,179	£21,612,104
60% LAR : 40% CIR	30%	£32,371,338	£23,363,837	£21,373,596	£21,184,510	£20,711,798	£17,875,526	£16,299,819
60% LAR : 40% CIR	35%	£26,648,385	£18,015,959	£16,029,398	£15,840,662	£15,368,821	£12,537,776	£10,964,973
60% LAR : 40% CIR	40%	£20,880,541	£12,647,789	£10,664,326	£10,475,883	£10,004,775	£7,153,636	£5,559,316
60% LAR : 40% CIR	45%	£15,076,221	£7,259,510	£5,253,056	£5,061,980	£4,584,289	£1,718,146	£125,845
60% LAR : 40% CIR	50%	£9,252,386	£1,801,470	-£207,723	-£398,612	-£875,835	-£3,739,171	-£5,329,913

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£71,950,550	£60,534,261	£58,539,831	£58,350,359	£57,876,678	£55,034,597	£53,455,662
60% LAR : 40% CIR	5%	£66,348,797	£55,346,386	£53,359,136	£53,170,343	£52,698,362	£49,866,480	£48,293,210
60% LAR : 40% CIR	10%	£60,726,398	£50,137,431	£48,156,754	£47,968,585	£47,498,160	£44,666,133	£43,074,127
60% LAR : 40% CIR	15%	£55,083,531	£44,907,577	£42,932,875	£42,745,271	£42,274,965	£39,417,967	£37,830,747
60% LAR : 40% CIR	20%	£49,420,376	£39,657,007	£37,661,171	£37,471,222	£36,996,348	£34,147,107	£32,564,195
60% LAR : 40% CIR	25%	£43,737,109	£34,353,806	£32,359,297	£32,169,808	£31,696,085	£28,853,750	£27,274,676
60% LAR : 40% CIR	30%	£38,033,910	£29,026,408	£27,036,167	£26,847,081	£26,374,370	£23,538,097	£21,962,390
60% LAR : 40% CIR	35%	£32,310,956	£23,678,531	£21,691,970	£21,503,234	£21,031,393	£18,200,348	£16,627,545
60% LAR : 40% CIR	40%	£26,543,113	£18,310,361	£16,326,898	£16,138,454	£15,667,346	£12,816,207	£11,221,887
60% LAR : 40% CIR	45%	£20,738,792	£12,922,082	£10,915,627	£10,724,551	£10,246,860	£7,380,718	£5,788,416
60% LAR : 40% CIR	50%	£14,914,958	£7,464,042	£5,454,848	£5,263,960	£4,786,736	£1,923,401	£332,659

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats

Value Area	Zone A - Kings Cross Lower

No Units	200
Site Area	0.29 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£77,836,550	£66,420,261	£64,425,831	£64,236,359	£63,762,678	£60,920,597	£59,341,662
60% LAR : 40% CIR	5%	£72,234,797	£61,232,386	£59,245,136	£59,056,343	£58,584,362	£55,752,480	£54,179,210
60% LAR : 40% CIR	10%	£66,612,398	£56,023,431	£54,042,754	£53,854,585	£53,384,160	£50,552,133	£48,960,127
60% LAR : 40% CIR	15%	£60,969,531	£50,793,577	£48,818,875	£48,631,271	£48,160,965	£45,303,967	£43,716,747
60% LAR : 40% CIR	20%	£55,306,376	£45,543,007	£43,547,171	£43,357,222	£42,882,348	£40,033,107	£38,450,195
60% LAR : 40% CIR	25%	£49,623,109	£40,239,806	£38,245,297	£38,055,808	£37,582,085	£34,739,750	£33,160,676
60% LAR : 40% CIR	30%	£43,919,910	£34,912,408	£32,922,167	£32,733,081	£32,260,370	£29,424,097	£27,848,390
60% LAR : 40% CIR	35%	£38,196,956	£29,564,531	£27,577,970	£27,389,234	£26,917,393	£24,086,348	£22,513,545
60% LAR : 40% CIR	40%	£32,429,113	£24,196,361	£22,212,898	£22,024,454	£21,553,346	£18,702,207	£17,107,887
60% LAR : 40% CIR	45%	£26,624,792	£18,808,082	£16,801,627	£16,610,551	£16,132,860	£13,266,718	£11,674,416
60% LAR : 40% CIR	50%	£20,800,958	£13,350,042	£11,340,848	£11,149,960	£10,672,736	£7,809,401	£6,218,659

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£49,936,836	£38,520,547	£36,526,117	£36,336,645	£35,862,964	£33,020,882	£31,441,948
60% LAR : 40% CIR	5%	£44,335,083	£33,332,672	£31,345,422	£31,156,629	£30,684,648	£27,852,765	£26,279,496
60% LAR : 40% CIR	10%	£38,712,684	£28,123,717	£26,143,040	£25,954,871	£25,484,446	£22,652,419	£21,060,412
60% LAR : 40% CIR	15%	£33,069,817	£22,893,863	£20,919,161	£20,731,557	£20,261,251	£17,404,253	£15,817,032
60% LAR : 40% CIR	20%	£27,406,662	£17,643,293	£15,647,457	£15,457,507	£14,982,633	£12,133,393	£10,550,481
60% LAR : 40% CIR	25%	£21,723,395	£12,340,092	£10,345,583	£10,156,093	£9,682,371	£6,840,036	£5,260,961
60% LAR : 40% CIR	30%	£16,020,195	£7,012,694	£5,022,453	£4,833,367	£4,360,655	£1,524,383	-£51,324
60% LAR : 40% CIR	35%	£10,297,242	£1,664,817	-£321,745	-£510,481	-£982,322	-£3,813,367	-£5,386,170
60% LAR : 40% CIR	40%	£4,529,399	-£3,703,354	-£5,686,817	-£5,875,260	-£6,346,368	-£9,197,507	-£10,791,827
60% LAR : 40% CIR	45%	-£1,274,922	-£9,091,633	-£11,098,087	-£11,289,163	-£11,766,854	-£14,632,997	-£16,225,298
60% LAR : 40% CIR	50%	-£7,098,757	-£14,549,673	-£16,558,866	-£16,749,755	-£17,226,978	-£20,090,314	-£21,681,055

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£61,497,693	£50,081,404	£48,086,974	£47,897,502	£47,423,821	£44,581,740	£43,002,805
60% LAR : 40% CIR	5%	£55,895,940	£44,893,529	£42,906,279	£42,717,486	£42,245,505	£39,413,622	£37,840,353
60% LAR : 40% CIR	10%	£50,273,541	£39,684,574	£37,703,897	£37,515,728	£37,045,303	£34,213,276	£32,621,269
60% LAR : 40% CIR	15%	£44,630,674	£34,454,720	£32,480,018	£32,292,414	£31,822,108	£28,965,110	£27,377,890
60% LAR : 40% CIR	20%	£38,967,519	£29,204,150	£27,208,314	£27,018,364	£26,543,491	£23,694,250	£22,111,338
60% LAR : 40% CIR	25%	£33,284,252	£23,900,949	£21,906,440	£21,716,951	£21,243,228	£18,400,893	£16,821,819
60% LAR : 40% CIR	30%	£27,581,053	£18,573,551	£16,583,310	£16,394,224	£15,921,512	£13,085,240	£11,509,533
60% LAR : 40% CIR	35%	£21,858,099	£13,225,674	£11,239,112	£11,050,377	£10,578,536	£7,747,490	£6,174,688
60% LAR : 40% CIR	40%	£16,090,256	£7,857,504	£5,874,040	£5,685,597	£5,214,489	£2,363,350	£769,030
60% LAR : 40% CIR	45%	£10,285,935	£2,469,224	£462,770	£271,694	-£205,997	-£3,072,139	-£4,664,441
60% LAR : 40% CIR	50%	£4,462,100	-£2,988,815	-£4,998,009	-£5,188,898	-£5,666,121	-£8,529,457	-£10,120,198

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£66,287,979	£54,871,690	£52,877,260	£52,687,787	£52,214,107	£49,372,025	£47,793,090
60% LAR : 40% CIR	5%	£60,686,226	£49,683,815	£47,696,565	£47,507,772	£47,035,791	£44,203,908	£42,630,639
60% LAR : 40% CIR	10%	£55,063,827	£44,474,860	£42,494,183	£42,306,014	£41,835,589	£39,003,562	£37,411,555
60% LAR : 40% CIR	15%	£49,420,960	£39,245,006	£37,270,303	£37,082,700	£36,612,394	£33,755,396	£32,168,175
60% LAR : 40% CIR	20%	£43,757,805	£33,994,436	£31,998,600	£31,808,650	£31,333,776	£28,484,536	£26,901,624
60% LAR : 40% CIR	25%	£38,074,538	£28,691,235	£26,696,726	£26,507,236	£26,033,513	£23,191,179	£21,612,104
60% LAR : 40% CIR	30%	£32,371,338	£23,363,837	£21,373,596	£21,184,510	£20,711,798	£17,875,526	£16,299,819
60% LAR : 40% CIR	35%	£26,648,385	£18,015,959	£16,029,398	£15,840,662	£15,368,821	£12,537,776	£10,964,973
60% LAR : 40% CIR	40%	£20,880,541	£12,647,789	£10,664,326	£10,475,883	£10,004,775	£7,153,636	£5,559,316
60% LAR : 40% CIR	45%	£15,076,221	£7,259,510	£5,253,056	£5,061,980	£4,584,289	£1,718,146	£125,845
60% LAR : 40% CIR	50%	£9,252,386	£1,801,470	-£207,723	-£398,612	-£875,835	-£3,739,171	-£5,329,913

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£71,950,550	£60,534,261	£58,539,831	£58,350,359	£57,876,678	£55,034,597	£53,455,662
60% LAR : 40% CIR	5%	£66,348,797	£55,346,386	£53,359,136	£53,170,343	£52,698,362	£49,866,480	£48,293,210
60% LAR : 40% CIR	10%	£60,726,398	£50,137,431	£48,156,754	£47,968,585	£47,498,160	£44,666,133	£43,074,127
60% LAR : 40% CIR	15%	£55,083,531	£44,907,577	£42,932,875	£42,745,271	£42,274,965	£39,417,967	£37,830,747
60% LAR : 40% CIR	20%	£49,420,376	£39,657,007	£37,661,171	£37,471,222	£36,996,348	£34,147,107	£32,564,195
60% LAR : 40% CIR	25%	£43,737,109	£34,353,806	£32,359,297	£32,169,808	£31,696,085	£28,853,750	£27,274,676
60% LAR : 40% CIR	30%	£38,033,910	£29,026,408	£27,036,167	£26,847,081	£26,374,370	£23,538,097	£21,962,390
60% LAR : 40% CIR	35%	£32,310,956	£23,678,531	£21,691,970	£21,503,234	£21,031,393	£18,200,348	£16,627,545
60% LAR : 40% CIR	40%	£26,543,113	£18,310,361	£16,326,898	£16,138,454	£15,667,346	£12,816,207	£11,221,887
60% LAR : 40% CIR	45%	£20,738,792	£12,922,082	£10,915,627	£10,724,551	£10,246,860	£7,380,718	£5,788,416
60% LAR : 40% CIR	50%	£14,914,958	£7,464,042	£5,454,848	£5,263,960	£4,786,736	£1,923,401	£332,659

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		**Value Area**	**Zone A - Kings Cross Higher**

No Units	200
Site Area	0.29 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£91,495,911	£79,927,895	£77,933,464	£77,743,993	£77,270,312	£74,428,229	£72,849,295
60% LAR : 40% CIR	5%	£85,235,618	£74,064,637	£72,077,387	£71,888,595	£71,416,615	£68,584,731	£67,011,462
60% LAR : 40% CIR	10%	£78,954,990	£68,180,301	£66,199,624	£66,011,455	£65,541,030	£62,718,485	£61,150,405
60% LAR : 40% CIR	15%	£72,637,593	£62,275,065	£60,300,363	£60,112,759	£59,643,749	£56,829,689	£55,266,322
60% LAR : 40% CIR	20%	£66,288,082	£56,349,113	£54,379,790	£54,192,696	£53,724,959	£50,918,539	£49,355,892
60% LAR : 40% CIR	25%	£59,918,458	£50,402,628	£48,438,093	£48,251,452	£47,784,849	£44,963,841	£43,384,766
60% LAR : 40% CIR	30%	£53,528,903	£44,435,790	£42,464,652	£42,275,567	£41,802,854	£38,966,583	£37,390,875
60% LAR : 40% CIR	35%	£47,119,592	£38,425,409	£36,438,849	£36,250,112	£35,778,271	£32,947,226	£31,374,423
60% LAR : 40% CIR	40%	£40,690,704	£32,375,633	£30,392,170	£30,203,727	£29,732,619	£26,905,972	£25,335,614
60% LAR : 40% CIR	45%	£34,242,420	£26,305,748	£24,324,805	£24,136,600	£23,666,089	£20,843,021	£19,258,951
60% LAR : 40% CIR	50%	£27,727,779	£20,215,940	£18,235,880	£18,044,992	£17,567,768	£14,704,433	£13,113,691

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£63,596,197	£52,028,180	£50,033,750	£49,844,278	£49,370,598	£46,528,515	£44,949,580
60% LAR : 40% CIR	5%	£57,335,904	£46,164,923	£44,177,673	£43,988,880	£43,516,900	£40,685,016	£39,111,748
60% LAR : 40% CIR	10%	£51,055,275	£40,280,587	£38,299,910	£38,111,741	£37,641,316	£34,818,770	£33,250,690
60% LAR : 40% CIR	15%	£44,737,879	£34,375,351	£32,400,649	£32,213,045	£31,744,035	£28,929,975	£27,366,608
60% LAR : 40% CIR	20%	£38,388,368	£28,449,399	£26,480,076	£26,292,982	£25,825,244	£23,018,824	£21,456,178
60% LAR : 40% CIR	25%	£32,018,744	£22,502,913	£20,538,379	£20,351,738	£19,885,135	£17,064,127	£15,485,052
60% LAR : 40% CIR	30%	£25,629,188	£16,536,076	£14,564,937	£14,375,853	£13,903,140	£11,066,868	£9,491,161
60% LAR : 40% CIR	35%	£19,219,878	£10,525,695	£8,539,135	£8,350,398	£7,878,557	£5,047,512	£3,474,709
60% LAR : 40% CIR	40%	£12,790,990	£4,475,919	£2,492,456	£2,304,013	£1,832,904	-£993,742	-£2,564,101
60% LAR : 40% CIR	45%	£6,342,705	-£1,593,966	-£3,574,910	-£3,763,114	-£4,233,625	-£7,056,693	-£8,640,763
60% LAR : 40% CIR	50%	-£171,936	-£7,683,775	-£9,663,834	-£9,854,722	-£10,331,946	-£13,195,281	-£14,786,023

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£75,157,054	£63,589,038	£61,594,607	£61,405,135	£60,931,455	£58,089,372	£56,510,437
60% LAR : 40% CIR	5%	£68,896,761	£57,725,780	£55,738,530	£55,549,737	£55,077,757	£52,245,874	£50,672,605
60% LAR : 40% CIR	10%	£62,616,132	£51,841,444	£49,860,767	£49,672,598	£49,202,173	£46,379,628	£44,811,547
60% LAR : 40% CIR	15%	£56,298,736	£45,936,208	£43,961,506	£43,773,902	£43,304,892	£40,490,832	£38,927,465
60% LAR : 40% CIR	20%	£49,949,225	£40,010,256	£38,040,933	£37,853,839	£37,386,102	£34,579,681	£33,017,035
60% LAR : 40% CIR	25%	£43,579,601	£34,063,771	£32,099,236	£31,912,595	£31,445,992	£28,624,984	£27,045,909
60% LAR : 40% CIR	30%	£37,190,045	£28,096,933	£26,125,794	£25,936,710	£25,463,997	£22,627,725	£21,052,018
60% LAR : 40% CIR	35%	£30,780,735	£22,086,552	£20,099,992	£19,911,255	£19,439,414	£16,608,369	£15,035,566
60% LAR : 40% CIR	40%	£24,351,847	£16,036,776	£14,053,313	£13,864,870	£13,393,761	£10,567,115	£8,996,756
60% LAR : 40% CIR	45%	£17,903,562	£9,966,891	£7,985,947	£7,797,743	£7,327,232	£4,504,164	£2,920,094
60% LAR : 40% CIR	50%	£11,388,921	£3,877,083	£1,897,023	£1,706,135	£1,228,911	-£1,634,424	-£3,225,166

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£79,947,340	£68,379,323	£66,384,892	£66,195,421	£65,721,740	£62,879,658	£61,300,723
60% LAR : 40% CIR	5%	£73,687,046	£62,516,066	£60,528,816	£60,340,023	£59,868,043	£57,036,159	£55,462,891
60% LAR : 40% CIR	10%	£67,406,418	£56,631,729	£54,651,052	£54,462,884	£53,992,459	£51,169,913	£49,601,833
60% LAR : 40% CIR	15%	£61,089,022	£50,726,494	£48,751,792	£48,564,188	£48,095,177	£45,281,118	£43,717,751
60% LAR : 40% CIR	20%	£54,739,511	£44,800,542	£42,831,219	£42,644,125	£42,176,387	£39,369,967	£37,807,320
60% LAR : 40% CIR	25%	£48,369,887	£38,854,056	£36,889,522	£36,702,881	£36,236,278	£33,415,269	£31,836,195
60% LAR : 40% CIR	30%	£41,980,331	£32,887,218	£30,916,080	£30,726,996	£30,254,283	£27,418,011	£25,842,304
60% LAR : 40% CIR	35%	£35,571,020	£26,876,838	£24,890,278	£24,701,541	£24,229,700	£21,398,655	£19,825,852
60% LAR : 40% CIR	40%	£29,142,133	£20,827,062	£18,843,599	£18,655,156	£18,184,047	£15,357,401	£13,787,042
60% LAR : 40% CIR	45%	£22,693,848	£14,757,177	£12,776,233	£12,588,029	£12,117,517	£9,294,449	£7,710,380
60% LAR : 40% CIR	50%	£16,179,207	£8,667,368	£6,687,309	£6,496,420	£6,019,197	£3,155,861	£1,565,120

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£85,609,911	£74,041,895	£72,047,464	£71,857,993	£71,384,312	£68,542,229	£66,963,295
60% LAR : 40% CIR	5%	£79,349,618	£68,178,637	£66,191,387	£66,002,595	£65,530,615	£62,698,731	£61,125,462
60% LAR : 40% CIR	10%	£73,068,990	£62,294,301	£60,313,624	£60,125,455	£59,655,030	£56,832,485	£55,264,405
60% LAR : 40% CIR	15%	£66,751,593	£56,389,065	£54,414,363	£54,226,759	£53,757,749	£50,943,689	£49,380,322
60% LAR : 40% CIR	20%	£60,402,082	£50,463,113	£48,493,790	£48,306,696	£47,838,959	£45,032,539	£43,469,892
60% LAR : 40% CIR	25%	£54,032,458	£44,516,628	£42,552,093	£42,365,452	£41,898,849	£39,077,841	£37,498,766
60% LAR : 40% CIR	30%	£47,642,903	£38,549,790	£36,578,652	£36,389,567	£35,916,854	£33,080,583	£31,504,875
60% LAR : 40% CIR	35%	£41,233,592	£32,539,409	£30,552,849	£30,364,112	£29,892,271	£27,061,226	£25,488,423
60% LAR : 40% CIR	40%	£34,804,704	£26,489,633	£24,506,170	£24,317,727	£23,846,619	£21,019,972	£19,449,614
60% LAR : 40% CIR	45%	£28,356,420	£20,419,748	£18,438,805	£18,250,600	£17,780,089	£14,957,021	£13,372,951
60% LAR : 40% CIR	50%	£21,841,779	£14,329,940	£12,349,880	£12,158,992	£11,681,768	£8,818,433	£7,227,691

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area	Zone A - Lower Cenral Zone

No Units	200
Site Area	0.29 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£105,128,882	£93,429,053	£91,441,097	£91,251,625	£90,777,944	£87,935,863	£86,356,928
60% LAR : 40% CIR	5%	£98,186,941	£86,896,890	£84,909,639	£84,720,847	£84,248,866	£81,416,982	£79,843,713
60% LAR : 40% CIR	10%	£91,224,664	£80,337,171	£78,356,495	£78,168,325	£77,697,900	£74,875,355	£73,307,274
60% LAR : 40% CIR	15%	£84,242,227	£73,756,554	£71,781,852	£71,594,247	£71,125,237	£68,311,177	£66,747,810
60% LAR : 40% CIR	20%	£77,239,807	£67,155,220	£65,185,896	£64,998,802	£64,531,066	£61,724,645	£60,165,524
60% LAR : 40% CIR	25%	£70,213,807	£60,533,352	£58,568,819	£58,382,177	£57,915,574	£55,115,956	£53,560,613
60% LAR : 40% CIR	30%	£63,137,894	£53,891,133	£51,930,802	£51,744,560	£51,278,952	£48,485,306	£46,933,280
60% LAR : 40% CIR	35%	£56,042,228	£47,228,743	£45,272,038	£45,086,137	£44,621,388	£41,808,105	£40,235,302
60% LAR : 40% CIR	40%	£48,926,984	£40,546,365	£38,571,443	£38,383,000	£37,911,891	£35,085,245	£33,514,886
60% LAR : 40% CIR	45%	£41,792,342	£33,803,415	£31,822,471	£31,634,266	£31,163,756	£28,340,688	£26,772,316
60% LAR : 40% CIR	50%	£34,638,481	£27,032,000	£25,053,003	£24,864,983	£24,394,932	£21,574,629	£20,007,795

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£77,229,167	£65,529,339	£63,541,383	£63,351,911	£62,878,230	£60,036,149	£58,457,214
60% LAR : 40% CIR	5%	£70,287,226	£58,997,175	£57,009,924	£56,821,132	£56,349,151	£53,517,268	£51,943,999
60% LAR : 40% CIR	10%	£63,324,949	£52,437,456	£50,456,780	£50,268,611	£49,798,185	£46,975,640	£45,407,560
60% LAR : 40% CIR	15%	£56,342,513	£45,856,839	£43,882,137	£43,694,532	£43,225,523	£40,411,463	£38,848,096
60% LAR : 40% CIR	20%	£49,340,093	£39,255,506	£37,286,182	£37,099,088	£36,631,351	£33,824,931	£32,265,809
60% LAR : 40% CIR	25%	£42,314,093	£32,633,638	£30,669,104	£30,482,463	£30,015,860	£27,216,242	£25,660,899
60% LAR : 40% CIR	30%	£35,238,180	£25,991,419	£24,031,088	£23,844,846	£23,379,237	£20,585,592	£19,033,565
60% LAR : 40% CIR	35%	£28,142,513	£19,329,028	£17,372,323	£17,186,423	£16,721,674	£13,908,390	£12,335,588
60% LAR : 40% CIR	40%	£21,027,270	£12,646,650	£10,671,729	£10,483,285	£10,012,177	£7,185,531	£5,615,172
60% LAR : 40% CIR	45%	£13,892,628	£5,903,701	£3,922,757	£3,734,552	£3,264,041	£440,973	-£1,127,398
60% LAR : 40% CIR	50%	£6,738,766	-£867,714	-£2,846,711	-£3,034,731	-£3,504,782	-£6,325,085	-£7,891,919

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£88,790,024	£77,090,196	£75,102,240	£74,912,768	£74,439,087	£71,597,006	£70,018,071
60% LAR : 40% CIR	5%	£81,848,084	£70,558,032	£68,570,781	£68,381,990	£67,910,009	£65,078,125	£63,504,856
60% LAR : 40% CIR	10%	£74,885,807	£63,998,313	£62,017,637	£61,829,468	£61,359,043	£58,536,497	£56,968,417
60% LAR : 40% CIR	15%	£67,903,370	£57,417,697	£55,442,994	£55,255,390	£54,786,380	£51,972,320	£50,408,953
60% LAR : 40% CIR	20%	£60,900,950	£50,816,363	£48,847,039	£48,659,945	£48,192,208	£45,385,788	£43,826,666
60% LAR : 40% CIR	25%	£53,874,950	£44,194,495	£42,229,962	£42,043,320	£41,576,717	£38,777,099	£37,221,756
60% LAR : 40% CIR	30%	£46,799,037	£37,552,276	£35,591,945	£35,405,703	£34,940,095	£32,146,449	£30,594,423
60% LAR : 40% CIR	35%	£39,703,370	£30,889,886	£28,933,180	£28,747,280	£28,282,531	£25,469,248	£23,896,445
60% LAR : 40% CIR	40%	£32,588,127	£24,207,508	£22,232,586	£22,044,143	£21,573,034	£18,746,388	£17,176,029
60% LAR : 40% CIR	45%	£25,453,485	£17,464,558	£15,483,614	£15,295,409	£14,824,898	£12,001,830	£10,433,459
60% LAR : 40% CIR	50%	£18,299,624	£10,693,143	£8,714,146	£8,526,126	£8,056,075	£5,235,772	£3,668,938

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£93,580,310	£81,880,482	£79,892,526	£79,703,054	£79,229,373	£76,387,292	£74,808,357
60% LAR : 40% CIR	5%	£86,638,369	£75,348,318	£73,361,067	£73,172,275	£72,700,294	£69,868,410	£68,295,142
60% LAR : 40% CIR	10%	£79,676,092	£68,788,599	£66,807,923	£66,619,753	£66,149,328	£63,326,783	£61,758,703
60% LAR : 40% CIR	15%	£72,693,656	£62,207,982	£60,233,280	£60,045,675	£59,576,666	£56,762,606	£55,199,239
60% LAR : 40% CIR	20%	£65,691,236	£55,606,649	£53,637,325	£53,450,231	£52,982,494	£50,176,074	£48,616,952
60% LAR : 40% CIR	25%	£58,665,236	£48,984,781	£47,020,247	£46,833,605	£46,367,002	£43,567,385	£42,012,042
60% LAR : 40% CIR	30%	£51,589,323	£42,342,562	£40,382,231	£40,195,988	£39,730,380	£36,936,735	£35,384,708
60% LAR : 40% CIR	35%	£44,493,656	£35,680,171	£33,723,466	£33,537,566	£33,072,816	£30,259,533	£28,686,731
60% LAR : 40% CIR	40%	£37,378,413	£28,997,793	£27,022,871	£26,834,428	£26,363,320	£23,536,673	£21,966,315
60% LAR : 40% CIR	45%	£30,243,771	£22,254,844	£20,273,900	£20,085,695	£19,615,184	£16,792,116	£15,223,744
60% LAR : 40% CIR	50%	£23,089,909	£15,483,429	£13,504,431	£13,316,412	£12,846,361	£10,026,058	£8,459,224

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£99,242,882	£87,543,053	£85,555,097	£85,365,625	£84,891,944	£82,049,863	£80,470,928
60% LAR : 40% CIR	5%	£92,300,941	£81,010,890	£79,023,639	£78,834,847	£78,362,866	£75,530,982	£73,957,713
60% LAR : 40% CIR	10%	£85,338,664	£74,451,171	£72,470,495	£72,282,325	£71,811,900	£68,989,355	£67,421,274
60% LAR : 40% CIR	15%	£78,356,227	£67,870,554	£65,895,852	£65,708,247	£65,239,237	£62,425,177	£60,861,810
60% LAR : 40% CIR	20%	£71,353,807	£61,269,220	£59,299,896	£59,112,802	£58,645,066	£55,838,645	£54,279,524
60% LAR : 40% CIR	25%	£64,327,807	£54,647,352	£52,682,819	£52,496,177	£52,029,574	£49,229,956	£47,674,613
60% LAR : 40% CIR	30%	£57,251,894	£48,005,133	£46,044,802	£45,858,560	£45,392,952	£42,599,306	£41,047,280
60% LAR : 40% CIR	35%	£50,156,228	£41,342,743	£39,386,038	£39,200,137	£38,735,388	£35,922,105	£34,349,302
60% LAR : 40% CIR	40%	£43,040,984	£34,660,365	£32,685,443	£32,497,000	£32,025,891	£29,199,245	£27,628,886
60% LAR : 40% CIR	45%	£35,906,342	£27,917,415	£25,936,471	£25,748,266	£25,277,756	£22,454,688	£20,886,316
60% LAR : 40% CIR	50%	£28,752,481	£21,146,000	£19,167,003	£18,978,983	£18,508,932	£15,688,629	£14,121,795

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		**Value Area**	**Zone A - Medium Central Zone**

No Units	**200**
Site Area	**0.29 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£136,939,148	£124,730,667	£122,766,212	£122,579,587	£122,113,025	£119,313,656	£117,758,452
60% LAR : 40% CIR	5%	£128,406,693	£116,654,079	£114,696,696	£114,510,740	£114,045,853	£111,256,530	£109,706,906
60% LAR : 40% CIR	10%	£119,853,903	£108,556,728	£106,605,819	£106,420,478	£105,957,124	£103,176,998	£101,632,483
60% LAR : 40% CIR	15%	£111,280,954	£100,438,793	£98,493,768	£98,308,984	£97,847,022	£95,075,255	£93,535,384
60% LAR : 40% CIR	20%	£102,688,019	£92,300,452	£90,360,725	£90,176,443	£89,715,736	£86,938,894	£85,379,772
60% LAR : 40% CIR	25%	£94,075,277	£84,141,886	£82,206,876	£82,020,535	£81,553,932	£78,754,314	£77,198,971
60% LAR : 40% CIR	30%	£85,442,901	£75,953,600	£73,993,270	£73,807,027	£73,341,419	£70,547,774	£68,995,747
60% LAR : 40% CIR	35%	£76,791,067	£67,715,319	£65,758,614	£65,572,715	£65,107,965	£62,319,467	£60,770,302
60% LAR : 40% CIR	40%	£68,119,952	£59,457,051	£57,503,396	£57,317,785	£56,853,758	£54,069,592	£52,522,834
60% LAR : 40% CIR	45%	£59,408,828	£51,178,976	£49,227,802	£49,042,426	£48,578,986	£45,798,346	£44,253,546
60% LAR : 40% CIR	50%	£50,653,468	£42,881,275	£40,932,021	£40,746,826	£40,283,840	£37,478,771	£35,911,936

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£109,039,434	£96,830,953	£94,866,497	£94,679,872	£94,213,311	£91,413,942	£89,858,737
60% LAR : 40% CIR	5%	£100,506,978	£88,754,365	£86,796,981	£86,611,026	£86,146,139	£83,356,815	£81,807,191
60% LAR : 40% CIR	10%	£91,954,189	£80,657,014	£78,706,105	£78,520,764	£78,057,409	£75,277,284	£73,732,769
60% LAR : 40% CIR	15%	£83,381,239	£72,539,079	£70,594,053	£70,409,270	£69,947,308	£67,175,540	£65,635,669
60% LAR : 40% CIR	20%	£74,788,305	£64,400,738	£62,461,011	£62,276,729	£61,816,022	£59,039,180	£57,480,058
60% LAR : 40% CIR	25%	£66,175,563	£56,242,172	£54,307,162	£54,120,821	£53,654,218	£50,854,600	£49,299,257
60% LAR : 40% CIR	30%	£57,543,187	£48,053,886	£46,093,556	£45,907,313	£45,441,705	£42,648,059	£41,096,033
60% LAR : 40% CIR	35%	£48,891,353	£39,815,605	£37,858,900	£37,673,001	£37,208,250	£34,419,753	£32,870,587
60% LAR : 40% CIR	40%	£40,220,238	£31,557,337	£29,603,682	£29,418,071	£28,954,044	£26,169,878	£24,623,120
60% LAR : 40% CIR	45%	£31,509,114	£23,279,261	£21,328,088	£21,142,712	£20,679,271	£17,898,632	£16,353,832
60% LAR : 40% CIR	50%	£22,753,753	£14,981,561	£13,032,306	£12,847,112	£12,384,126	£9,579,056	£8,012,222

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£120,600,291	£108,391,810	£106,427,354	£106,240,729	£105,774,168	£102,974,799	£101,419,595
60% LAR : 40% CIR	5%	£112,067,836	£100,315,222	£98,357,838	£98,171,883	£97,706,996	£94,917,672	£93,368,049
60% LAR : 40% CIR	10%	£103,515,046	£92,217,871	£90,266,962	£90,081,621	£89,618,266	£86,838,141	£85,293,626
60% LAR : 40% CIR	15%	£94,942,096	£84,099,936	£82,154,911	£81,970,127	£81,508,165	£78,736,398	£77,196,527
60% LAR : 40% CIR	20%	£86,349,162	£75,961,595	£74,021,868	£73,837,586	£73,376,879	£70,600,037	£69,040,915
60% LAR : 40% CIR	25%	£77,736,420	£67,803,029	£65,868,019	£65,681,678	£65,215,075	£62,415,457	£60,860,114
60% LAR : 40% CIR	30%	£69,104,044	£59,614,743	£57,654,413	£57,468,170	£57,002,562	£54,208,917	£52,656,890
60% LAR : 40% CIR	35%	£60,452,210	£51,376,462	£49,419,757	£49,233,858	£48,769,107	£45,980,610	£44,431,444
60% LAR : 40% CIR	40%	£51,781,095	£43,118,194	£41,164,539	£40,978,928	£40,514,901	£37,730,735	£36,183,977
60% LAR : 40% CIR	45%	£43,069,971	£34,840,118	£32,888,945	£32,703,569	£32,240,129	£29,459,489	£27,914,689
60% LAR : 40% CIR	50%	£34,314,611	£26,542,418	£24,593,163	£24,407,969	£23,944,983	£21,139,914	£19,573,079

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£125,390,577	£113,182,096	£111,217,640	£111,031,015	£110,564,454	£107,765,085	£106,209,880
60% LAR : 40% CIR	5%	£116,858,121	£105,105,508	£103,148,124	£102,962,169	£102,497,282	£99,707,958	£98,158,334
60% LAR : 40% CIR	10%	£108,305,332	£97,008,157	£95,057,248	£94,871,906	£94,408,552	£91,628,427	£90,083,912
60% LAR : 40% CIR	15%	£99,732,382	£88,890,221	£86,945,196	£86,760,413	£86,298,451	£83,526,683	£81,986,812
60% LAR : 40% CIR	20%	£91,139,448	£80,751,881	£78,812,154	£78,627,872	£78,167,165	£75,390,323	£73,831,201
60% LAR : 40% CIR	25%	£82,526,706	£72,593,315	£70,658,305	£70,471,964	£70,005,361	£67,205,743	£65,650,400
60% LAR : 40% CIR	30%	£73,894,330	£64,405,029	£62,444,698	£62,258,456	£61,792,848	£58,999,202	£57,447,176
60% LAR : 40% CIR	35%	£65,242,496	£56,166,748	£54,210,043	£54,024,144	£53,559,393	£50,770,896	£49,221,730
60% LAR : 40% CIR	40%	£56,571,380	£47,908,479	£45,954,824	£45,769,214	£45,305,186	£42,521,021	£40,974,263
60% LAR : 40% CIR	45%	£47,860,257	£39,630,404	£37,679,231	£37,493,855	£37,030,414	£34,249,774	£32,704,974
60% LAR : 40% CIR	50%	£39,104,896	£31,332,703	£29,383,449	£29,198,255	£28,735,268	£25,930,199	£24,363,365

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£131,053,148	£118,844,667	£116,880,212	£116,693,587	£116,227,025	£113,427,656	£111,872,452
60% LAR : 40% CIR	5%	£122,520,693	£110,768,079	£108,810,696	£108,624,740	£108,159,853	£105,370,530	£103,820,906
60% LAR : 40% CIR	10%	£113,967,903	£102,670,728	£100,719,819	£100,534,478	£100,071,124	£97,290,998	£95,746,483
60% LAR : 40% CIR	15%	£105,394,954	£94,552,793	£92,607,768	£92,422,984	£91,961,022	£89,189,255	£87,649,384
60% LAR : 40% CIR	20%	£96,802,019	£86,414,452	£84,474,725	£84,290,443	£83,829,736	£81,052,894	£79,493,772
60% LAR : 40% CIR	25%	£88,189,277	£78,255,886	£76,320,876	£76,134,535	£75,667,932	£72,868,314	£71,312,971
60% LAR : 40% CIR	30%	£79,556,901	£70,067,600	£68,107,270	£67,921,027	£67,455,419	£64,661,774	£63,109,747
60% LAR : 40% CIR	35%	£70,905,067	£61,829,319	£59,872,614	£59,686,715	£59,221,965	£56,433,467	£54,884,302
60% LAR : 40% CIR	40%	£62,233,952	£53,571,051	£51,617,396	£51,431,785	£50,967,758	£48,183,592	£46,636,834
60% LAR : 40% CIR	45%	£53,522,828	£45,292,976	£43,341,802	£43,156,426	£42,692,986	£39,912,346	£38,367,546
60% LAR : 40% CIR	50%	£44,767,468	£36,995,275	£35,046,021	£34,860,826	£34,397,840	£31,592,771	£30,025,936

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area	Zone A - Higher Central Zone

No Units	200
Site Area	0.29 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£155,113,792	£142,617,305	£140,652,848	£140,466,223	£139,999,662	£137,200,293	£135,645,088
60% LAR : 40% CIR	5%	£145,675,123	£133,646,384	£131,689,001	£131,503,045	£131,038,158	£128,248,834	£126,699,211
60% LAR : 40% CIR	10%	£136,213,468	£124,654,701	£122,703,793	£122,518,451	£122,055,097	£119,274,971	£117,730,456
60% LAR : 40% CIR	15%	£126,731,653	£115,642,434	£113,697,410	£113,512,625	£113,050,663	£110,278,896	£108,739,025
60% LAR : 40% CIR	20%	£117,229,855	£106,609,761	£104,670,035	£104,485,752	£104,025,046	£101,260,803	£99,725,113
60% LAR : 40% CIR	25%	£107,708,247	£97,556,864	£95,621,854	£95,438,018	£94,978,427	£92,220,886	£90,688,917
60% LAR : 40% CIR	30%	£98,167,007	£88,483,920	£86,553,052	£86,369,607	£85,910,998	£83,154,897	£81,602,872
60% LAR : 40% CIR	35%	£88,606,309	£79,391,109	£77,463,810	£77,279,330	£76,814,581	£74,026,082	£72,476,918
60% LAR : 40% CIR	40%	£79,026,329	£70,263,158	£68,309,503	£68,123,891	£67,659,864	£64,875,699	£63,328,941
60% LAR : 40% CIR	45%	£69,427,241	£61,084,573	£59,133,400	£58,948,024	£58,484,583	£55,703,944	£54,159,144
60% LAR : 40% CIR	50%	£59,804,889	£51,886,364	£49,937,109	£49,751,915	£49,288,928	£46,511,012	£44,967,724

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£127,214,077	£114,717,590	£112,753,134	£112,566,509	£112,099,947	£109,300,579	£107,745,374
60% LAR : 40% CIR	5%	£117,775,409	£105,746,670	£103,789,286	£103,603,331	£103,138,444	£100,349,120	£98,799,496
60% LAR : 40% CIR	10%	£108,313,754	£96,754,987	£94,804,078	£94,618,737	£94,155,383	£91,375,256	£89,830,742
60% LAR : 40% CIR	15%	£98,831,939	£87,742,719	£85,797,695	£85,612,911	£85,150,949	£82,379,181	£80,839,310
60% LAR : 40% CIR	20%	£89,330,141	£78,710,047	£76,770,321	£76,586,038	£76,125,331	£73,361,089	£71,825,399
60% LAR : 40% CIR	25%	£79,808,533	£69,657,150	£67,722,140	£67,538,304	£67,078,713	£64,321,171	£62,789,203
60% LAR : 40% CIR	30%	£70,267,293	£60,584,206	£58,653,338	£58,469,893	£58,011,283	£55,255,183	£53,703,157
60% LAR : 40% CIR	35%	£60,706,595	£51,491,394	£49,564,096	£49,379,616	£48,914,866	£46,126,368	£44,577,203
60% LAR : 40% CIR	40%	£51,126,615	£42,363,443	£40,409,788	£40,224,177	£39,760,149	£36,975,985	£35,429,227
60% LAR : 40% CIR	45%	£41,527,527	£33,184,859	£31,233,686	£31,048,309	£30,584,869	£27,804,229	£26,259,429
60% LAR : 40% CIR	50%	£31,905,175	£23,986,650	£22,037,395	£21,852,200	£21,389,214	£18,611,298	£17,068,010

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£138,774,934	£126,278,448	£124,313,991	£124,127,366	£123,660,804	£120,861,436	£119,306,231
60% LAR : 40% CIR	5%	£129,336,266	£117,307,527	£115,350,143	£115,164,188	£114,699,301	£111,909,977	£110,360,353
60% LAR : 40% CIR	10%	£119,874,611	£108,315,844	£106,364,936	£106,179,594	£105,716,240	£102,936,113	£101,391,599
60% LAR : 40% CIR	15%	£110,392,796	£99,303,577	£97,358,552	£97,173,768	£96,711,806	£93,940,038	£92,400,167
60% LAR : 40% CIR	20%	£100,890,998	£90,270,904	£88,331,178	£88,146,895	£87,686,188	£84,921,946	£83,386,256
60% LAR : 40% CIR	25%	£91,369,390	£81,218,007	£79,282,997	£79,099,161	£78,639,570	£75,882,029	£74,350,060
60% LAR : 40% CIR	30%	£81,828,150	£72,145,063	£70,214,195	£70,030,750	£69,572,140	£66,816,040	£65,264,014
60% LAR : 40% CIR	35%	£72,267,452	£63,052,252	£61,124,953	£60,940,473	£60,475,724	£57,687,225	£56,138,061
60% LAR : 40% CIR	40%	£62,687,472	£53,924,301	£51,970,646	£51,785,034	£51,321,007	£48,536,842	£46,990,084
60% LAR : 40% CIR	45%	£53,088,384	£44,745,716	£42,794,543	£42,609,167	£42,145,726	£39,365,086	£37,820,286
60% LAR : 40% CIR	50%	£43,466,032	£35,547,507	£33,598,252	£33,413,057	£32,950,071	£30,172,155	£28,628,867

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£143,565,220	£131,068,733	£129,104,277	£128,917,652	£128,451,090	£125,651,721	£124,096,517
60% LAR : 40% CIR	5%	£134,126,552	£122,097,813	£120,140,429	£119,954,474	£119,489,587	£116,700,263	£115,150,639
60% LAR : 40% CIR	10%	£124,664,897	£113,106,130	£111,155,221	£110,969,880	£110,506,526	£107,726,399	£106,181,885
60% LAR : 40% CIR	15%	£115,183,082	£104,093,862	£102,148,838	£101,964,053	£101,502,092	£98,730,324	£97,190,453
60% LAR : 40% CIR	20%	£105,681,284	£95,061,190	£93,121,463	£92,937,181	£92,476,474	£89,712,232	£88,176,541
60% LAR : 40% CIR	25%	£96,159,676	£86,008,292	£84,073,283	£83,889,447	£83,429,856	£80,672,314	£79,140,346
60% LAR : 40% CIR	30%	£86,618,435	£76,935,349	£75,004,480	£74,821,036	£74,362,426	£71,606,326	£70,054,300
60% LAR : 40% CIR	35%	£77,057,737	£67,842,537	£65,915,239	£65,730,759	£65,266,009	£62,477,511	£60,928,346
60% LAR : 40% CIR	40%	£67,477,758	£58,714,586	£56,760,931	£56,575,320	£56,111,292	£53,327,128	£51,780,370
60% LAR : 40% CIR	45%	£57,878,670	£49,536,002	£47,584,829	£47,399,452	£46,936,012	£44,155,372	£42,610,572
60% LAR : 40% CIR	50%	£48,256,318	£40,337,793	£38,388,538	£38,203,343	£37,740,357	£34,962,440	£33,419,153

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£149,227,792	£136,731,305	£134,766,848	£134,580,223	£134,113,662	£131,314,293	£129,759,088
60% LAR : 40% CIR	5%	£139,789,123	£127,760,384	£125,803,001	£125,617,045	£125,152,158	£122,362,834	£120,813,211
60% LAR : 40% CIR	10%	£130,327,468	£118,768,701	£116,817,793	£116,632,451	£116,169,097	£113,388,971	£111,844,456
60% LAR : 40% CIR	15%	£120,845,653	£109,756,434	£107,811,410	£107,626,625	£107,164,663	£104,392,896	£102,853,025
60% LAR : 40% CIR	20%	£111,343,855	£100,723,761	£98,784,035	£98,599,752	£98,139,046	£95,374,803	£93,839,113
60% LAR : 40% CIR	25%	£101,822,247	£91,670,864	£89,735,854	£89,552,018	£89,092,427	£86,334,886	£84,802,917
60% LAR : 40% CIR	30%	£92,281,007	£82,597,920	£80,667,052	£80,483,607	£80,024,998	£77,268,897	£75,716,872
60% LAR : 40% CIR	35%	£82,720,309	£73,505,109	£71,577,810	£71,393,330	£70,928,581	£68,140,082	£66,590,918
60% LAR : 40% CIR	40%	£73,140,329	£64,377,158	£62,423,503	£62,237,891	£61,773,864	£58,989,699	£57,442,941
60% LAR : 40% CIR	45%	£63,541,241	£55,198,573	£53,247,400	£53,062,024	£52,598,583	£49,817,944	£48,273,144
60% LAR : 40% CIR	50%	£53,918,889	£46,000,364	£44,051,109	£43,865,915	£43,402,928	£40,625,012	£39,081,724

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		**Value Area**	**Zone A - Zone 1 and Eastern Central Zone**

No Units	**575**
Site Area	**2.88 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£232,847,208	£202,664,077	£198,013,860	£197,574,965	£196,477,727	£189,864,431	£186,174,256
60% LAR : 40% CIR	5%	£217,260,739	£188,199,782	£183,567,981	£183,127,559	£182,024,899	£175,408,940	£171,733,407
60% LAR : 40% CIR	10%	£201,624,583	£173,684,157	£169,028,075	£168,588,635	£167,490,033	£160,898,419	£157,236,412
60% LAR : 40% CIR	15%	£185,939,222	£159,075,836	£154,435,494	£153,997,544	£152,902,667	£146,333,407	£142,683,819
60% LAR : 40% CIR	20%	£170,205,143	£144,417,390	£139,791,390	£139,354,799	£138,263,318	£131,714,439	£128,076,172
60% LAR : 40% CIR	25%	£154,422,828	£129,709,320	£125,096,277	£124,660,914	£123,572,504	£117,042,051	£113,414,021
60% LAR : 40% CIR	30%	£138,592,763	£114,952,124	£110,350,667	£109,916,402	£108,830,743	£102,316,781	£98,697,914
60% LAR : 40% CIR	35%	£122,715,432	£100,146,299	£95,555,071	£95,121,778	£94,038,547	£87,513,532	£83,867,466
60% LAR : 40% CIR	40%	£106,786,715	£85,292,346	£80,687,018	£80,250,345	£79,158,659	£72,608,545	£68,969,593
60% LAR : 40% CIR	45%	£90,756,510	£70,336,309	£65,716,795	£65,280,849	£64,190,982	£57,651,782	£54,018,893
60% LAR : 40% CIR	50%	£74,680,084	£55,310,863	£50,697,650	£50,262,306	£49,173,946	£42,609,029	£38,942,720

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£47,893,667	-£78,076,798	-£82,727,015	-£83,165,910	-£84,263,148	-£90,876,444	-£94,566,619
60% LAR : 40% CIR	5%	-£63,480,136	-£92,541,093	-£97,172,894	-£97,613,316	-£98,715,976	-£105,331,935	-£109,007,468
60% LAR : 40% CIR	10%	-£79,116,292	-£107,056,718	-£111,712,800	-£112,152,240	-£113,250,842	-£119,842,456	-£123,504,463
60% LAR : 40% CIR	15%	-£94,801,653	-£121,665,039	-£126,305,381	-£126,743,331	-£127,838,208	-£134,407,468	-£138,057,056
60% LAR : 40% CIR	20%	-£110,535,732	-£136,323,485	-£140,949,485	-£141,386,076	-£142,477,557	-£149,026,436	-£152,664,703
60% LAR : 40% CIR	25%	-£126,318,047	-£151,031,555	-£155,644,598	-£156,079,961	-£157,168,371	-£163,698,824	-£167,326,854
60% LAR : 40% CIR	30%	-£142,148,112	-£165,788,751	-£170,390,208	-£170,824,473	-£171,910,132	-£178,424,094	-£182,042,961
60% LAR : 40% CIR	35%	-£158,025,443	-£180,594,576	-£185,185,804	-£185,619,097	-£186,702,328	-£193,227,343	-£196,873,409
60% LAR : 40% CIR	40%	-£173,954,160	-£195,448,529	-£200,053,857	-£200,490,530	-£201,582,216	-£208,132,330	-£211,771,282
60% LAR : 40% CIR	45%	-£189,984,365	-£210,404,566	-£215,024,080	-£215,460,026	-£216,549,893	-£223,089,093	-£226,721,982
60% LAR : 40% CIR	50%	-£206,060,791	-£225,430,012	-£230,043,225	-£230,478,569	-£231,566,929	-£238,131,846	-£241,798,155

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£68,437,458	£38,254,327	£33,604,110	£33,165,215	£32,067,977	£25,454,681	£21,764,506
60% LAR : 40% CIR	5%	£52,850,989	£23,790,032	£19,158,231	£18,717,809	£17,615,149	£10,999,190	£7,323,657
60% LAR : 40% CIR	10%	£37,214,833	£9,274,407	£4,618,325	£4,178,885	£3,080,283	-£3,511,331	-£7,173,338
60% LAR : 40% CIR	15%	£21,529,472	-£5,333,914	-£9,974,256	-£10,412,206	-£11,507,083	-£18,076,343	-£21,725,931
60% LAR : 40% CIR	20%	£5,795,393	-£19,992,360	-£24,618,360	-£25,054,951	-£26,146,432	-£32,695,311	-£36,333,578
60% LAR : 40% CIR	25%	-£9,986,922	-£34,700,430	-£39,313,473	-£39,748,836	-£40,837,246	-£47,367,699	-£50,995,729
60% LAR : 40% CIR	30%	-£25,816,987	-£49,457,626	-£54,059,083	-£54,493,348	-£55,579,007	-£62,092,969	-£65,711,836
60% LAR : 40% CIR	35%	-£41,694,318	-£64,263,451	-£68,854,679	-£69,287,972	-£70,371,203	-£76,896,218	-£80,542,284
60% LAR : 40% CIR	40%	-£57,623,035	-£79,117,404	-£83,722,732	-£84,159,405	-£85,251,091	-£91,801,205	-£95,440,157
60% LAR : 40% CIR	45%	-£73,653,240	-£94,073,441	-£98,692,955	-£99,128,901	-£100,218,768	-£106,757,968	-£110,390,857
60% LAR : 40% CIR	50%	-£89,729,666	-£109,098,887	-£113,712,100	-£114,147,444	-£115,235,804	-£121,800,721	-£125,467,030

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£116,639,708	£86,456,577	£81,806,360	£81,367,465	£80,270,227	£73,656,931	£69,966,756
60% LAR : 40% CIR	5%	£101,053,239	£71,992,282	£67,360,481	£66,920,059	£65,817,399	£59,201,440	£55,525,907
60% LAR : 40% CIR	10%	£85,417,083	£57,476,657	£52,820,575	£52,381,135	£51,282,533	£44,690,919	£41,028,912
60% LAR : 40% CIR	15%	£69,731,722	£42,868,336	£38,227,994	£37,790,044	£36,695,167	£30,125,907	£26,476,319
60% LAR : 40% CIR	20%	£53,997,643	£28,209,890	£23,583,890	£23,147,299	£22,055,818	£15,506,939	£11,868,672
60% LAR : 40% CIR	25%	£38,215,328	£13,501,820	£8,888,777	£8,453,414	£7,365,004	£834,551	-£2,793,479
60% LAR : 40% CIR	30%	£22,385,263	-£1,255,376	-£5,856,833	-£6,291,098	-£7,376,757	-£13,890,719	-£17,509,586
60% LAR : 40% CIR	35%	£6,507,932	-£16,061,201	-£20,652,429	-£21,085,722	-£22,168,953	-£28,693,968	-£32,340,034
60% LAR : 40% CIR	40%	-£9,420,785	-£30,915,154	-£35,520,482	-£35,957,155	-£37,048,841	-£43,598,955	-£47,237,907
60% LAR : 40% CIR	45%	-£25,450,990	-£45,871,191	-£50,490,705	-£50,926,651	-£52,016,518	-£58,555,718	-£62,188,607
60% LAR : 40% CIR	50%	-£41,527,416	-£60,896,637	-£65,509,850	-£65,945,194	-£67,033,554	-£73,598,471	-£77,264,780

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£173,619,333	£143,436,202	£138,785,985	£138,347,090	£137,249,852	£130,636,556	£126,946,381
60% LAR : 40% CIR	5%	£158,032,864	£128,971,907	£124,340,106	£123,899,684	£122,797,024	£116,181,065	£112,505,532
60% LAR : 40% CIR	10%	£142,396,708	£114,456,282	£109,800,200	£109,360,760	£108,262,158	£101,670,544	£98,008,537
60% LAR : 40% CIR	15%	£126,711,347	£99,847,961	£95,207,619	£94,769,669	£93,674,792	£87,105,532	£83,455,944
60% LAR : 40% CIR	20%	£110,977,268	£85,189,515	£80,563,515	£80,126,924	£79,035,443	£72,486,564	£68,848,297
60% LAR : 40% CIR	25%	£95,194,953	£70,481,445	£65,868,402	£65,433,039	£64,344,629	£57,814,176	£54,186,146
60% LAR : 40% CIR	30%	£79,364,888	£55,724,249	£51,122,792	£50,688,527	£49,602,868	£43,088,906	£39,470,039
60% LAR : 40% CIR	35%	£63,487,557	£40,918,424	£36,327,196	£35,893,903	£34,810,672	£28,285,657	£24,639,591
60% LAR : 40% CIR	40%	£47,558,840	£26,064,471	£21,459,143	£21,022,470	£19,930,784	£13,380,670	£9,741,718
60% LAR : 40% CIR	45%	£31,528,635	£11,108,434	£6,488,920	£6,052,974	£4,963,107	-£1,576,093	-£5,208,982
60% LAR : 40% CIR	50%	£15,452,209	-£3,917,012	-£8,530,225	-£8,965,569	-£10,053,929	-£16,618,846	-£20,285,155

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats	

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

No Units	**575**
Site Area	**2.88 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£232,847,208	£202,664,077	£198,013,860	£197,574,965	£196,477,727	£189,864,431	£186,174,256
60% LAR : 40% CIR	5%	£217,260,739	£188,199,782	£183,567,981	£183,127,559	£182,024,899	£175,408,940	£171,733,407
60% LAR : 40% CIR	10%	£201,624,583	£173,684,157	£169,028,075	£168,588,635	£167,490,033	£160,898,419	£157,236,412
60% LAR : 40% CIR	15%	£185,939,222	£159,075,836	£154,435,494	£153,997,544	£152,902,667	£146,333,407	£142,683,819
60% LAR : 40% CIR	20%	£170,205,143	£144,417,390	£139,791,390	£139,354,799	£138,263,318	£131,714,439	£128,076,172
60% LAR : 40% CIR	25%	£154,422,828	£129,709,320	£125,096,277	£124,660,914	£123,572,504	£117,042,051	£113,414,021
60% LAR : 40% CIR	30%	£138,592,763	£114,952,124	£110,350,667	£109,916,402	£108,830,743	£102,316,781	£98,697,914
60% LAR : 40% CIR	35%	£122,715,432	£100,146,299	£95,555,071	£95,121,778	£94,038,547	£87,513,532	£83,867,466
60% LAR : 40% CIR	40%	£106,786,715	£85,292,346	£80,687,018	£80,250,345	£79,158,659	£72,608,545	£68,969,593
60% LAR : 40% CIR	45%	£90,756,510	£70,336,309	£65,716,795	£65,280,849	£64,190,982	£57,651,782	£54,018,893
60% LAR : 40% CIR	50%	£74,680,084	£55,310,863	£50,697,650	£50,262,306	£49,173,946	£42,609,029	£38,942,720

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£47,893,667	-£78,076,798	-£82,727,015	-£83,165,910	-£84,263,148	-£90,876,444	-£94,566,619
60% LAR : 40% CIR	5%	-£63,480,136	-£92,541,093	-£97,172,894	-£97,613,316	-£98,715,976	-£105,331,935	-£109,007,468
60% LAR : 40% CIR	10%	-£79,116,292	-£107,056,718	-£111,712,800	-£112,152,240	-£113,250,842	-£119,842,456	-£123,504,463
60% LAR : 40% CIR	15%	-£94,801,653	-£121,665,039	-£126,305,381	-£126,743,331	-£127,838,208	-£134,407,468	-£138,057,056
60% LAR : 40% CIR	20%	-£110,535,732	-£136,323,485	-£140,949,485	-£141,386,076	-£142,477,557	-£149,026,436	-£152,664,703
60% LAR : 40% CIR	25%	-£126,318,047	-£151,031,555	-£155,644,598	-£156,079,961	-£157,168,371	-£163,698,824	-£167,326,854
60% LAR : 40% CIR	30%	-£142,148,112	-£165,788,751	-£170,390,208	-£170,824,473	-£171,910,132	-£178,424,094	-£182,042,961
60% LAR : 40% CIR	35%	-£158,025,443	-£180,594,576	-£185,185,804	-£185,619,097	-£186,702,328	-£193,227,343	-£196,873,409
60% LAR : 40% CIR	40%	-£173,954,160	-£195,448,529	-£200,053,857	-£200,490,530	-£201,582,216	-£208,132,330	-£211,771,282
60% LAR : 40% CIR	45%	-£189,984,365	-£210,404,566	-£215,024,080	-£215,460,026	-£216,549,893	-£223,089,093	-£226,721,982
60% LAR : 40% CIR	50%	-£206,060,791	-£225,430,012	-£230,043,225	-£230,478,569	-£231,566,929	-£238,131,846	-£241,798,155

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£68,437,458	£38,254,327	£33,604,110	£33,165,215	£32,067,977	£25,454,681	£21,764,506
60% LAR : 40% CIR	5%	£52,850,989	£23,790,032	£19,158,231	£18,717,809	£17,615,149	£10,999,190	£7,323,657
60% LAR : 40% CIR	10%	£37,214,833	£9,274,407	£4,618,325	£4,178,885	£3,080,283	-£3,511,331	-£7,173,338
60% LAR : 40% CIR	15%	£21,529,472	-£5,333,914	-£9,974,256	-£10,412,206	-£11,507,083	-£18,076,343	-£21,725,931
60% LAR : 40% CIR	20%	£5,795,393	-£19,992,360	-£24,618,360	-£25,054,951	-£26,146,432	-£32,695,311	-£36,333,578
60% LAR : 40% CIR	25%	-£9,986,922	-£34,700,430	-£39,313,473	-£39,748,836	-£40,837,246	-£47,367,699	-£50,995,729
60% LAR : 40% CIR	30%	-£25,816,987	-£49,457,626	-£54,059,083	-£54,493,348	-£55,579,007	-£62,092,969	-£65,711,836
60% LAR : 40% CIR	35%	-£41,694,318	-£64,263,451	-£68,854,679	-£69,287,972	-£70,371,203	-£76,896,218	-£80,542,284
60% LAR : 40% CIR	40%	-£57,623,035	-£79,117,404	-£83,722,732	-£84,159,405	-£85,251,091	-£91,801,205	-£95,440,157
60% LAR : 40% CIR	45%	-£73,653,240	-£94,073,441	-£98,692,955	-£99,128,901	-£100,218,768	-£106,757,968	-£110,390,857
60% LAR : 40% CIR	50%	-£89,729,666	-£109,098,887	-£113,712,100	-£114,147,444	-£115,235,804	-£121,800,721	-£125,467,030

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£116,639,708	£86,456,577	£81,806,360	£81,367,465	£80,270,227	£73,656,931	£69,966,756
60% LAR : 40% CIR	5%	£101,053,239	£71,992,282	£67,360,481	£66,920,059	£65,817,399	£59,201,440	£55,525,907
60% LAR : 40% CIR	10%	£85,417,083	£57,476,657	£52,820,575	£52,381,135	£51,282,533	£44,690,919	£41,028,912
60% LAR : 40% CIR	15%	£69,731,722	£42,868,336	£38,227,994	£37,790,044	£36,695,167	£30,125,907	£26,476,319
60% LAR : 40% CIR	20%	£53,997,643	£28,209,890	£23,583,890	£23,147,299	£22,055,818	£15,506,939	£11,868,672
60% LAR : 40% CIR	25%	£38,215,328	£13,501,820	£8,888,777	£8,453,414	£7,365,004	£834,551	-£2,793,479
60% LAR : 40% CIR	30%	£22,385,263	-£1,255,376	-£5,856,833	-£6,291,098	-£7,376,757	-£13,890,719	-£17,509,586
60% LAR : 40% CIR	35%	£6,507,932	-£16,061,201	-£20,652,429	-£21,085,722	-£22,168,953	-£28,693,968	-£32,340,034
60% LAR : 40% CIR	40%	-£9,420,785	-£30,915,154	-£35,520,482	-£35,957,155	-£37,048,841	-£43,598,955	-£47,237,907
60% LAR : 40% CIR	45%	-£25,450,990	-£45,871,191	-£50,490,705	-£50,926,651	-£52,016,518	-£58,555,718	-£62,188,607
60% LAR : 40% CIR	50%	-£41,527,416	-£60,896,637	-£65,509,850	-£65,945,194	-£67,033,554	-£73,598,471	-£77,264,780

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£173,619,333	£143,436,202	£138,785,985	£138,347,090	£137,249,852	£130,636,556	£126,946,381
60% LAR : 40% CIR	5%	£158,032,864	£128,971,907	£124,340,106	£123,899,684	£122,797,024	£116,181,065	£112,505,532
60% LAR : 40% CIR	10%	£142,396,708	£114,456,282	£109,800,200	£109,360,760	£108,262,158	£101,670,544	£98,008,537
60% LAR : 40% CIR	15%	£126,711,347	£99,847,961	£95,207,619	£94,769,669	£93,674,792	£87,105,532	£83,455,944
60% LAR : 40% CIR	20%	£110,977,268	£85,189,515	£80,563,515	£80,126,924	£79,035,443	£72,486,564	£68,848,297
60% LAR : 40% CIR	25%	£95,194,953	£70,481,445	£65,868,402	£65,433,039	£64,344,629	£57,814,176	£54,186,146
60% LAR : 40% CIR	30%	£79,364,888	£55,724,249	£51,122,792	£50,688,527	£49,602,868	£43,088,906	£39,470,039
60% LAR : 40% CIR	35%	£63,487,557	£40,918,424	£36,327,196	£35,893,903	£34,810,672	£28,285,657	£24,639,591
60% LAR : 40% CIR	40%	£47,558,840	£26,064,471	£21,459,143	£21,022,470	£19,930,784	£13,380,670	£9,741,718
60% LAR : 40% CIR	45%	£31,528,635	£11,108,434	£6,488,920	£6,052,974	£4,963,107	-£1,576,093	-£5,208,982
60% LAR : 40% CIR	50%	£15,452,209	-£3,917,012	-£8,530,225	-£8,965,569	-£10,053,929	-£16,618,846	-£20,285,155

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		**Value Area**	**Zone A - Kings Cross Higher**

No Units	**575**	**Sales value inflation**		**Growth**
Site Area	**2.88 Ha**	**Build cost inflation**		**Growth**
		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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£270,256,550	£239,535,167	£234,884,950	£234,446,055	£233,348,817	£226,765,391	£223,107,931
60% LAR : 40% CIR	5%	£252,829,848	£223,227,318	£218,595,517	£218,158,363	£217,065,480	£210,508,177	£206,865,232
60% LAR : 40% CIR	10%	£235,347,803	£206,868,802	£202,254,002	£201,818,457	£200,729,595	£194,196,423	£190,566,883
60% LAR : 40% CIR	15%	£217,788,931	£190,460,114	£185,860,914	£185,426,847	£184,341,677	£177,828,224	£174,178,637
60% LAR : 40% CIR	20%	£200,181,339	£174,001,747	£169,416,761	£168,984,040	£167,902,238	£161,356,620	£157,718,353
60% LAR : 40% CIR	25%	£182,525,512	£157,494,195	£152,885,822	£152,450,459	£151,362,050	£144,831,597	£141,203,567
60% LAR : 40% CIR	30%	£164,821,934	£140,889,033	£136,287,575	£135,853,311	£134,767,651	£128,253,690	£124,634,823
60% LAR : 40% CIR	35%	£147,071,091	£124,230,573	£119,639,343	£119,206,051	£118,122,820	£111,623,438	£108,012,669
60% LAR : 40% CIR	40%	£129,273,466	£107,523,983	£102,941,638	£102,509,192	£101,428,074	£94,941,375	£91,337,653
60% LAR : 40% CIR	45%	£111,429,544	£90,769,762	£86,194,972	£85,763,246	£84,683,931	£78,166,230	£74,533,341
60% LAR : 40% CIR	50%	£93,507,500	£73,960,361	£69,347,148	£68,911,804	£67,823,444	£61,293,285	£57,665,418

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,484,325	-£41,205,708	-£45,855,925	-£46,294,820	-£47,392,058	-£53,975,484	-£57,632,944
60% LAR : 40% CIR	5%	-£27,911,027	-£57,513,557	-£62,145,358	-£62,582,512	-£63,675,395	-£70,232,698	-£73,875,643
60% LAR : 40% CIR	10%	-£45,393,072	-£73,872,073	-£78,486,873	-£78,922,418	-£80,011,280	-£86,544,452	-£90,173,992
60% LAR : 40% CIR	15%	-£62,951,944	-£90,280,761	-£94,879,961	-£95,314,028	-£96,399,198	-£102,912,651	-£106,562,238
60% LAR : 40% CIR	20%	-£80,559,536	-£106,739,128	-£111,324,114	-£111,756,835	-£112,838,637	-£119,384,255	-£123,022,522
60% LAR : 40% CIR	25%	-£98,215,363	-£123,246,680	-£127,855,053	-£128,290,416	-£129,378,825	-£135,909,278	-£139,537,308
60% LAR : 40% CIR	30%	-£115,918,941	-£139,851,842	-£144,453,300	-£144,887,564	-£145,973,224	-£152,487,185	-£156,106,052
60% LAR : 40% CIR	35%	-£133,669,784	-£156,510,302	-£161,101,532	-£161,534,824	-£162,618,055	-£169,117,437	-£172,728,206
60% LAR : 40% CIR	40%	-£151,467,409	-£173,216,892	-£177,799,237	-£178,231,683	-£179,312,801	-£185,799,500	-£189,403,222
60% LAR : 40% CIR	45%	-£169,311,331	-£189,971,113	-£194,545,903	-£194,977,629	-£196,056,944	-£202,574,645	-£206,207,534
60% LAR : 40% CIR	50%	-£187,233,375	-£206,780,514	-£211,393,727	-£211,829,071	-£212,917,431	-£219,447,590	-£223,075,457

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£105,846,800	£75,125,417	£70,475,200	£70,036,305	£68,939,067	£62,355,641	£58,698,181
60% LAR : 40% CIR	5%	£88,420,098	£58,817,568	£54,185,767	£53,748,613	£52,655,730	£46,098,427	£42,455,482
60% LAR : 40% CIR	10%	£70,938,053	£42,459,052	£37,844,252	£37,408,707	£36,319,845	£29,786,673	£26,157,133
60% LAR : 40% CIR	15%	£53,379,181	£26,050,364	£21,451,164	£21,017,097	£19,931,927	£13,418,474	£9,768,887
60% LAR : 40% CIR	20%	£35,771,589	£9,591,997	£5,007,011	£4,574,290	£3,492,488	-£3,053,130	-£6,691,397
60% LAR : 40% CIR	25%	£18,115,762	-£6,915,555	-£11,523,928	-£11,959,291	-£13,047,700	-£19,578,153	-£23,206,183
60% LAR : 40% CIR	30%	£412,184	-£23,520,717	-£28,122,175	-£28,556,439	-£29,642,099	-£36,156,060	-£39,774,927
60% LAR : 40% CIR	35%	-£17,338,659	-£40,179,177	-£44,770,407	-£45,203,699	-£46,286,930	-£52,786,312	-£56,397,081
60% LAR : 40% CIR	40%	-£35,136,284	-£56,885,767	-£61,468,112	-£61,900,558	-£62,981,676	-£69,468,375	-£73,072,097
60% LAR : 40% CIR	45%	-£52,980,206	-£73,639,988	-£78,214,778	-£78,646,504	-£79,725,819	-£86,243,520	-£89,876,409
60% LAR : 40% CIR	50%	-£70,902,250	-£90,449,389	-£95,062,602	-£95,497,946	-£96,586,306	-£103,116,465	-£106,744,332

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	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£154,049,050	£123,327,667	£118,677,450	£118,238,555	£117,141,317	£110,557,891	£106,900,431
60% LAR : 40% CIR	5%	£136,622,348	£107,019,818	£102,388,017	£101,950,863	£100,857,980	£94,300,677	£90,657,732
60% LAR : 40% CIR	10%	£119,140,303	£90,661,302	£86,046,502	£85,610,957	£84,522,095	£77,988,923	£74,359,383
60% LAR : 40% CIR	15%	£101,581,431	£74,252,614	£69,653,414	£69,219,347	£68,134,177	£61,620,724	£57,971,137
60% LAR : 40% CIR	20%	£83,973,839	£57,794,247	£53,209,261	£52,776,540	£51,694,738	£45,149,120	£41,510,853
60% LAR : 40% CIR	25%	£66,318,012	£41,286,695	£36,678,322	£36,242,959	£35,154,550	£28,624,097	£24,996,067
60% LAR : 40% CIR	30%	£48,614,434	£24,681,533	£20,080,075	£19,645,811	£18,560,151	£12,046,190	£8,427,323
60% LAR : 40% CIR	35%	£30,863,591	£8,023,073	£3,431,843	£2,998,551	£1,915,320	-£4,584,062	-£8,194,831
60% LAR : 40% CIR	40%	£13,065,966	-£8,683,517	-£13,265,862	-£13,698,308	-£14,779,426	-£21,266,125	-£24,869,847
60% LAR : 40% CIR	45%	-£4,777,956	-£25,437,738	-£30,012,528	-£30,444,254	-£31,523,569	-£38,041,270	-£41,674,159
60% LAR : 40% CIR	50%	-£22,700,000	-£42,247,139	-£46,860,352	-£47,295,696	-£48,384,056	-£54,914,215	-£58,542,082

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£211,028,675	£180,307,292	£175,657,075	£175,218,180	£174,120,942	£167,537,516	£163,880,056
60% LAR : 40% CIR	5%	£193,601,973	£163,999,443	£159,367,642	£158,930,488	£157,837,605	£151,280,302	£147,637,357
60% LAR : 40% CIR	10%	£176,119,928	£147,640,927	£143,026,127	£142,590,582	£141,501,720	£134,968,548	£131,339,008
60% LAR : 40% CIR	15%	£158,561,056	£131,232,239	£126,633,039	£126,198,972	£125,113,802	£118,600,349	£114,950,762
60% LAR : 40% CIR	20%	£140,953,464	£114,773,872	£110,188,886	£109,756,165	£108,674,363	£102,128,745	£98,490,478
60% LAR : 40% CIR	25%	£123,297,637	£98,266,320	£93,657,947	£93,222,584	£92,134,175	£85,603,722	£81,975,692
60% LAR : 40% CIR	30%	£105,594,059	£81,661,158	£77,059,700	£76,625,436	£75,539,776	£69,025,815	£65,406,948
60% LAR : 40% CIR	35%	£87,843,216	£65,002,698	£60,411,468	£59,978,176	£58,894,945	£52,395,563	£48,784,794
60% LAR : 40% CIR	40%	£70,045,591	£48,296,108	£43,713,763	£43,281,317	£42,200,199	£35,713,500	£32,109,778
60% LAR : 40% CIR	45%	£52,201,669	£31,541,887	£26,967,097	£26,535,371	£25,456,056	£18,938,355	£15,305,466
60% LAR : 40% CIR	50%	£34,279,625	£14,732,486	£10,119,273	£9,683,929	£8,595,569	£2,065,410	-£1,562,457

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area	Zone A - Lower Cenral Zone

No Units	575
Site Area	2.88 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£307,604,670	£276,406,257	£271,756,040	£271,317,144	£270,219,907	£263,636,480	£259,979,021
60% LAR : 40% CIR	5%	£288,310,562	£258,254,853	£253,623,052	£253,185,898	£252,093,014	£245,535,713	£241,892,767
60% LAR : 40% CIR	10%	£268,967,166	£240,052,783	£235,437,983	£235,002,438	£233,913,576	£227,380,404	£223,750,865
60% LAR : 40% CIR	15%	£249,574,962	£221,800,541	£217,201,341	£216,767,273	£215,682,103	£209,171,087	£205,553,855
60% LAR : 40% CIR	20%	£230,134,432	£203,498,619	£198,913,634	£198,480,913	£197,399,110	£190,908,292	£187,302,282
60% LAR : 40% CIR	25%	£210,628,196	£185,147,512	£180,575,369	£180,143,865	£179,065,106	£172,592,552	£168,993,111
60% LAR : 40% CIR	30%	£191,051,106	£166,747,716	£162,187,055	£161,756,640	£160,680,606	£154,190,599	£150,571,732
60% LAR : 40% CIR	35%	£171,426,751	£148,299,722	£143,723,616	£143,290,323	£142,207,093	£135,707,710	£132,096,942
60% LAR : 40% CIR	40%	£151,755,614	£129,755,619	£125,173,274	£124,740,827	£123,659,711	£117,173,011	£113,569,290
60% LAR : 40% CIR	45%	£132,038,180	£111,148,762	£106,573,972	£106,142,246	£105,062,930	£98,587,039	£94,989,323
60% LAR : 40% CIR	50%	£112,274,934	£92,494,772	£87,926,221	£87,495,092	£86,417,269	£79,942,782	£76,314,916

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£26,863,795	-£4,334,618	-£8,984,835	-£9,423,731	-£10,520,968	-£17,104,395	-£20,761,854
60% LAR : 40% CIR	5%	£7,569,687	-£22,486,022	-£27,117,823	-£27,554,977	-£28,647,861	-£35,205,162	-£38,848,108
60% LAR : 40% CIR	10%	-£11,773,709	-£40,688,092	-£45,302,892	-£45,738,437	-£46,827,299	-£53,360,471	-£56,990,010
60% LAR : 40% CIR	15%	-£31,165,913	-£58,940,334	-£63,539,534	-£63,973,602	-£65,058,772	-£71,569,788	-£75,187,020
60% LAR : 40% CIR	20%	-£50,606,443	-£77,242,256	-£81,827,241	-£82,259,962	-£83,341,765	-£89,832,583	-£93,438,593
60% LAR : 40% CIR	25%	-£70,112,679	-£95,593,363	-£100,165,506	-£100,597,010	-£101,675,769	-£108,148,323	-£111,747,764
60% LAR : 40% CIR	30%	-£89,689,769	-£113,993,159	-£118,553,820	-£118,984,235	-£120,060,269	-£126,550,276	-£130,169,143
60% LAR : 40% CIR	35%	-£109,314,124	-£132,441,153	-£137,017,259	-£137,450,552	-£138,533,782	-£145,033,165	-£148,643,933
60% LAR : 40% CIR	40%	-£128,985,261	-£150,985,256	-£155,567,601	-£156,000,048	-£157,081,164	-£163,567,864	-£167,171,585
60% LAR : 40% CIR	45%	-£148,702,695	-£169,592,113	-£174,166,903	-£174,598,629	-£175,677,945	-£182,153,836	-£185,751,552
60% LAR : 40% CIR	50%	-£168,465,941	-£188,246,103	-£192,814,654	-£193,245,783	-£194,323,606	-£200,798,093	-£204,425,959

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£143,194,920	£111,996,507	£107,346,290	£106,907,394	£105,810,157	£99,226,730	£95,569,271
60% LAR : 40% CIR	5%	£123,900,812	£93,845,103	£89,213,302	£88,776,148	£87,683,264	£81,125,963	£77,483,017
60% LAR : 40% CIR	10%	£104,557,416	£75,643,033	£71,028,233	£70,592,688	£69,503,826	£62,970,654	£59,341,115
60% LAR : 40% CIR	15%	£85,165,212	£57,390,791	£52,791,591	£52,357,523	£51,272,353	£44,761,337	£41,144,105
60% LAR : 40% CIR	20%	£65,724,682	£39,088,869	£34,503,884	£34,071,163	£32,989,360	£26,498,542	£22,892,532
60% LAR : 40% CIR	25%	£46,218,446	£20,737,762	£16,165,619	£15,734,115	£14,655,356	£8,182,802	£4,583,361
60% LAR : 40% CIR	30%	£26,641,356	£2,337,966	-£2,222,695	-£2,653,110	-£3,729,144	-£10,219,151	-£13,838,018
60% LAR : 40% CIR	35%	£7,017,001	-£16,110,028	-£20,686,134	-£21,119,427	-£22,202,657	-£28,702,040	-£32,312,808
60% LAR : 40% CIR	40%	-£12,654,136	-£34,654,131	-£39,236,476	-£39,668,923	-£40,750,039	-£47,236,739	-£50,840,460
60% LAR : 40% CIR	45%	-£32,371,570	-£53,260,988	-£57,835,778	-£58,267,504	-£59,346,820	-£65,822,711	-£69,420,427
60% LAR : 40% CIR	50%	-£52,134,816	-£71,914,978	-£76,483,529	-£76,914,658	-£77,992,481	-£84,466,968	-£88,094,834

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£191,397,170	£160,198,757	£155,548,540	£155,109,644	£154,012,407	£147,428,980	£143,771,521
60% LAR : 40% CIR	5%	£172,103,062	£142,047,353	£137,415,552	£136,978,398	£135,885,514	£129,328,213	£125,685,267
60% LAR : 40% CIR	10%	£152,759,666	£123,845,283	£119,230,483	£118,794,938	£117,706,076	£111,172,904	£107,543,365
60% LAR : 40% CIR	15%	£133,367,462	£105,593,041	£100,993,841	£100,559,773	£99,474,603	£92,963,587	£89,346,355
60% LAR : 40% CIR	20%	£113,926,932	£87,291,119	£82,706,134	£82,273,413	£81,191,610	£74,700,792	£71,094,782
60% LAR : 40% CIR	25%	£94,420,696	£68,940,012	£64,367,869	£63,936,365	£62,857,606	£56,385,052	£52,785,611
60% LAR : 40% CIR	30%	£74,843,606	£50,540,216	£45,979,555	£45,549,140	£44,473,106	£37,983,099	£34,364,232
60% LAR : 40% CIR	35%	£55,219,251	£32,092,222	£27,516,116	£27,082,823	£25,999,593	£19,500,210	£15,889,442
60% LAR : 40% CIR	40%	£35,548,114	£13,548,119	£8,965,774	£8,533,327	£7,452,211	£965,511	-£2,638,210
60% LAR : 40% CIR	45%	£15,830,680	-£5,058,738	-£9,633,528	-£10,065,254	-£11,144,570	-£17,620,461	-£21,218,177
60% LAR : 40% CIR	50%	-£3,932,566	-£23,712,728	-£28,281,279	-£28,712,408	-£29,790,231	-£36,264,718	-£39,892,584

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£248,376,795	£217,178,382	£212,528,165	£212,089,269	£210,992,032	£204,408,605	£200,751,146
60% LAR : 40% CIR	5%	£229,082,687	£199,026,978	£194,395,177	£193,958,023	£192,865,139	£186,307,838	£182,664,892
60% LAR : 40% CIR	10%	£209,739,291	£180,824,908	£176,210,108	£175,774,563	£174,685,701	£168,152,529	£164,522,990
60% LAR : 40% CIR	15%	£190,347,087	£162,572,666	£157,973,466	£157,539,398	£156,454,228	£149,943,212	£146,325,980
60% LAR : 40% CIR	20%	£170,906,557	£144,270,744	£139,685,759	£139,253,038	£138,171,235	£131,680,417	£128,074,407
60% LAR : 40% CIR	25%	£151,400,321	£125,919,637	£121,347,494	£120,915,990	£119,837,231	£113,364,677	£109,765,236
60% LAR : 40% CIR	30%	£131,823,231	£107,519,841	£102,959,180	£102,528,765	£101,452,731	£94,962,724	£91,343,857
60% LAR : 40% CIR	35%	£112,198,876	£89,071,847	£84,495,741	£84,062,448	£82,979,218	£76,479,835	£72,869,067
60% LAR : 40% CIR	40%	£92,527,739	£70,527,744	£65,945,399	£65,512,952	£64,431,836	£57,945,136	£54,341,415
60% LAR : 40% CIR	45%	£72,810,305	£51,920,887	£47,346,097	£46,914,371	£45,835,055	£39,359,164	£35,761,448
60% LAR : 40% CIR	50%	£53,047,059	£33,266,897	£28,698,346	£28,267,217	£27,189,394	£20,714,907	£17,087,041

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area	Zone A - Medium Central Zone

No Units	575
Site Area	2.88 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£394,750,283	£362,335,152	£357,722,394	£357,287,034	£356,198,635	£349,668,241	£346,011,564
60% LAR : 40% CIR	5%	£371,098,895	£339,921,939	£335,327,448	£334,893,816	£333,809,736	£327,266,629	£323,623,684
60% LAR : 40% CIR	10%	£347,398,218	£317,458,467	£312,867,272	£312,431,727	£311,342,865	£304,809,693	£301,180,153
60% LAR : 40% CIR	15%	£323,648,734	£294,928,202	£290,329,002	£289,894,934	£288,809,766	£282,298,749	£278,681,517
60% LAR : 40% CIR	20%	£299,850,923	£272,324,653	£267,739,668	£267,306,947	£266,225,144	£259,734,327	£256,128,317
60% LAR : 40% CIR	25%	£276,005,265	£249,671,920	£245,099,777	£244,668,273	£243,589,514	£237,116,959	£233,521,096
60% LAR : 40% CIR	30%	£252,112,242	£226,970,496	£222,409,835	£221,979,421	£220,903,387	£214,447,178	£210,860,396
60% LAR : 40% CIR	35%	£228,172,333	£204,220,875	£199,670,351	£199,240,900	£198,167,275	£191,725,515	£188,146,760
60% LAR : 40% CIR	40%	£204,186,021	£181,423,552	£176,881,834	£176,453,221	£175,381,689	£168,952,501	£165,380,730
60% LAR : 40% CIR	45%	£180,124,994	£158,579,019	£154,044,790	£153,616,891	£152,547,145	£146,128,669	£142,540,321
60% LAR : 40% CIR	50%	£155,990,219	£135,687,772	£131,154,403	£130,723,273	£129,645,450	£123,178,513	£119,585,769

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£114,009,408	£81,594,277	£76,981,519	£76,546,159	£75,457,760	£68,927,366	£65,270,689
60% LAR : 40% CIR	5%	£90,358,020	£59,181,064	£54,586,573	£54,152,941	£53,068,861	£46,525,754	£42,882,809
60% LAR : 40% CIR	10%	£66,657,343	£36,717,592	£32,126,397	£31,690,852	£30,601,990	£24,068,818	£20,439,278
60% LAR : 40% CIR	15%	£42,907,859	£14,187,327	£9,588,127	£9,154,059	£8,068,891	£1,557,874	-£2,059,358
60% LAR : 40% CIR	20%	£19,110,048	-£8,416,222	-£13,001,207	-£13,433,928	-£14,515,731	-£21,006,548	-£24,612,558
60% LAR : 40% CIR	25%	-£4,735,610	-£31,068,955	-£35,641,098	-£36,072,602	-£37,151,361	-£43,623,916	-£47,219,779
60% LAR : 40% CIR	30%	-£28,628,633	-£53,770,379	-£58,331,040	-£58,761,454	-£59,837,488	-£66,293,697	-£69,880,479
60% LAR : 40% CIR	35%	-£52,568,542	-£76,520,000	-£81,070,524	-£81,499,975	-£82,573,600	-£89,015,360	-£92,594,115
60% LAR : 40% CIR	40%	-£76,554,854	-£99,317,323	-£103,859,041	-£104,287,654	-£105,359,186	-£111,788,374	-£115,360,145
60% LAR : 40% CIR	45%	-£100,615,881	-£122,161,856	-£126,696,085	-£127,123,984	-£128,193,730	-£134,612,206	-£138,200,554
60% LAR : 40% CIR	50%	-£124,750,656	-£145,053,103	-£149,586,472	-£150,017,602	-£151,095,425	-£157,562,362	-£161,155,106

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£230,340,533	£197,925,402	£193,312,644	£192,877,284	£191,788,885	£185,258,491	£181,601,814
60% LAR : 40% CIR	5%	£206,689,145	£175,512,189	£170,917,698	£170,484,066	£169,399,986	£162,856,879	£159,213,934
60% LAR : 40% CIR	10%	£182,988,468	£153,048,717	£148,457,522	£148,021,977	£146,933,115	£140,399,943	£136,770,403
60% LAR : 40% CIR	15%	£159,238,984	£130,518,452	£125,919,252	£125,485,184	£124,400,016	£117,888,999	£114,271,767
60% LAR : 40% CIR	20%	£135,441,173	£107,914,903	£103,329,918	£102,897,197	£101,815,394	£95,324,577	£91,718,567
60% LAR : 40% CIR	25%	£111,595,515	£85,262,170	£80,690,027	£80,258,523	£79,179,764	£72,707,209	£69,111,346
60% LAR : 40% CIR	30%	£87,702,492	£62,560,746	£58,000,085	£57,569,671	£56,493,637	£50,037,428	£46,450,646
60% LAR : 40% CIR	35%	£63,762,583	£39,811,125	£35,260,601	£34,831,150	£33,757,525	£27,315,765	£23,737,010
60% LAR : 40% CIR	40%	£39,776,271	£17,013,802	£12,472,084	£12,043,471	£10,971,939	£4,542,751	£970,980
60% LAR : 40% CIR	45%	£15,715,244	-£5,830,731	-£10,364,960	-£10,792,859	-£11,862,605	-£18,281,081	-£21,869,429
60% LAR : 40% CIR	50%	-£8,419,531	-£28,721,978	-£33,255,347	-£33,686,477	-£34,764,300	-£41,231,237	-£44,823,981

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£278,542,783	£246,127,652	£241,514,894	£241,079,534	£239,991,135	£233,460,741	£229,804,064
60% LAR : 40% CIR	5%	£254,891,395	£223,714,439	£219,119,948	£218,686,316	£217,602,236	£211,059,129	£207,416,184
60% LAR : 40% CIR	10%	£231,190,718	£201,250,967	£196,659,772	£196,224,227	£195,135,365	£188,602,193	£184,972,653
60% LAR : 40% CIR	15%	£207,441,234	£178,720,702	£174,121,502	£173,687,434	£172,602,266	£166,091,249	£162,474,017
60% LAR : 40% CIR	20%	£183,643,423	£156,117,153	£151,532,168	£151,099,447	£150,017,644	£143,526,827	£139,920,817
60% LAR : 40% CIR	25%	£159,797,765	£133,464,420	£128,892,277	£128,460,773	£127,382,014	£120,909,459	£117,313,596
60% LAR : 40% CIR	30%	£135,904,742	£110,762,996	£106,202,335	£105,771,921	£104,695,887	£98,239,678	£94,652,896
60% LAR : 40% CIR	35%	£111,964,833	£88,013,375	£83,462,851	£83,033,400	£81,959,775	£75,518,015	£71,939,260
60% LAR : 40% CIR	40%	£87,978,521	£65,216,052	£60,674,334	£60,245,721	£59,174,189	£52,745,001	£49,173,230
60% LAR : 40% CIR	45%	£63,917,494	£42,371,519	£37,837,290	£37,409,391	£36,339,645	£29,921,169	£26,332,821
60% LAR : 40% CIR	50%	£39,782,719	£19,480,272	£14,946,903	£14,515,773	£13,437,950	£6,971,013	£3,378,269

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£335,522,408	£303,107,277	£298,494,519	£298,059,159	£296,970,760	£290,440,366	£286,783,689
60% LAR : 40% CIR	5%	£311,871,020	£280,694,064	£276,099,573	£275,665,941	£274,581,861	£268,038,754	£264,395,809
60% LAR : 40% CIR	10%	£288,170,343	£258,230,592	£253,639,397	£253,203,852	£252,114,990	£245,581,818	£241,952,278
60% LAR : 40% CIR	15%	£264,420,859	£235,700,327	£231,101,127	£230,667,059	£229,581,891	£223,070,874	£219,453,642
60% LAR : 40% CIR	20%	£240,623,048	£213,096,778	£208,511,793	£208,079,072	£206,997,269	£200,506,452	£196,900,442
60% LAR : 40% CIR	25%	£216,777,390	£190,444,045	£185,871,902	£185,440,398	£184,361,639	£177,889,084	£174,293,221
60% LAR : 40% CIR	30%	£192,884,367	£167,742,621	£163,181,960	£162,751,546	£161,675,512	£155,219,303	£151,632,521
60% LAR : 40% CIR	35%	£168,944,458	£144,993,000	£140,442,476	£140,013,025	£138,939,400	£132,497,640	£128,918,885
60% LAR : 40% CIR	40%	£144,958,146	£122,195,677	£117,653,959	£117,225,346	£116,153,814	£109,724,626	£106,152,855
60% LAR : 40% CIR	45%	£120,897,119	£99,351,144	£94,816,915	£94,389,016	£93,319,270	£86,900,794	£83,312,446
60% LAR : 40% CIR	50%	£96,762,344	£76,459,897	£71,926,528	£71,495,398	£70,417,575	£63,950,638	£60,357,894

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats

Value Area	Zone A - Higher Central Zone

No Units	575
Site Area	2.88 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£444,547,777	£411,336,375	£406,723,618	£406,288,259	£405,199,859	£398,669,464	£395,041,468
60% LAR : 40% CIR	5%	£418,406,514	£386,473,101	£381,878,611	£381,444,978	£380,360,898	£373,856,418	£370,242,818
60% LAR : 40% CIR	10%	£392,215,963	£361,559,568	£356,981,942	£356,549,906	£355,469,815	£348,989,271	£345,388,969
60% LAR : 40% CIR	15%	£365,976,603	£336,596,267	£332,034,116	£331,603,545	£330,527,117	£324,068,550	£320,468,753
60% LAR : 40% CIR	20%	£339,688,917	£311,583,687	£307,035,636	£306,606,401	£305,533,312	£299,063,489	£295,457,480
60% LAR : 40% CIR	25%	£313,353,386	£286,522,318	£281,970,866	£281,539,362	£280,460,603	£273,988,050	£270,392,186
60% LAR : 40% CIR	30%	£286,970,487	£261,383,513	£256,822,852	£256,392,439	£255,316,404	£248,860,195	£245,273,413
60% LAR : 40% CIR	35%	£260,540,704	£236,175,819	£231,625,296	£231,195,846	£230,122,219	£223,680,459	£220,101,704
60% LAR : 40% CIR	40%	£234,064,516	£210,920,423	£206,378,705	£205,950,092	£204,878,562	£198,449,373	£194,877,602
60% LAR : 40% CIR	45%	£207,542,404	£185,617,818	£181,083,589	£180,655,690	£179,585,944	£173,167,469	£169,601,649
60% LAR : 40% CIR	50%	£180,970,382	£160,268,499	£155,740,453	£155,313,146	£154,244,879	£147,835,276	£144,274,387

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£163,806,902	£130,595,500	£125,982,743	£125,547,384	£124,458,984	£117,928,589	£114,300,593
60% LAR : 40% CIR	5%	£137,665,639	£105,732,226	£101,137,736	£100,704,103	£99,620,023	£93,115,543	£89,501,943
60% LAR : 40% CIR	10%	£111,475,088	£80,818,693	£76,241,067	£75,809,031	£74,728,940	£68,248,396	£64,648,094
60% LAR : 40% CIR	15%	£85,235,728	£55,855,392	£51,293,241	£50,862,670	£49,786,242	£43,327,675	£39,727,878
60% LAR : 40% CIR	20%	£58,948,042	£30,842,812	£26,294,761	£25,865,526	£24,792,437	£18,322,614	£14,716,605
60% LAR : 40% CIR	25%	£32,612,511	£5,781,443	£1,229,991	£798,487	-£280,272	-£6,752,825	-£10,348,689
60% LAR : 40% CIR	30%	£6,229,612	-£19,357,362	-£23,918,023	-£24,348,436	-£25,424,471	-£31,880,680	-£35,467,462
60% LAR : 40% CIR	35%	-£20,200,171	-£44,565,056	-£49,115,579	-£49,545,029	-£50,618,656	-£57,060,416	-£60,639,171
60% LAR : 40% CIR	40%	-£46,676,359	-£69,820,452	-£74,362,170	-£74,790,783	-£75,862,313	-£82,291,502	-£85,863,273
60% LAR : 40% CIR	45%	-£73,198,471	-£95,123,057	-£99,657,286	-£100,085,185	-£101,154,931	-£107,573,406	-£111,139,226
60% LAR : 40% CIR	50%	-£99,770,493	-£120,472,376	-£125,000,422	-£125,427,729	-£126,495,996	-£132,905,599	-£136,466,488

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£280,138,027	£246,926,625	£242,313,868	£241,878,509	£240,790,109	£234,259,714	£230,631,718
60% LAR : 40% CIR	5%	£253,996,764	£222,063,351	£217,468,861	£217,035,228	£215,951,148	£209,446,668	£205,833,068
60% LAR : 40% CIR	10%	£227,806,213	£197,149,818	£192,572,192	£192,140,156	£191,060,065	£184,579,521	£180,979,219
60% LAR : 40% CIR	15%	£201,566,853	£172,186,517	£167,624,366	£167,193,795	£166,117,367	£159,658,800	£156,059,003
60% LAR : 40% CIR	20%	£175,279,167	£147,173,937	£142,625,886	£142,196,651	£141,123,562	£134,653,739	£131,047,730
60% LAR : 40% CIR	25%	£148,943,636	£122,112,568	£117,561,116	£117,129,612	£116,050,853	£109,578,300	£105,982,436
60% LAR : 40% CIR	30%	£122,560,737	£96,973,763	£92,413,102	£91,982,689	£90,906,654	£84,450,445	£80,863,663
60% LAR : 40% CIR	35%	£96,130,954	£71,766,069	£67,215,546	£66,786,096	£65,712,469	£59,270,709	£55,691,954
60% LAR : 40% CIR	40%	£69,654,766	£46,510,673	£41,968,955	£41,540,342	£40,468,812	£34,039,623	£30,467,852
60% LAR : 40% CIR	45%	£43,132,654	£21,208,068	£16,673,839	£16,245,940	£15,176,194	£8,757,719	£5,191,899
60% LAR : 40% CIR	50%	£16,560,632	-£4,141,251	-£8,669,297	-£9,096,604	-£10,164,871	-£16,574,474	-£20,135,363

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£328,340,277	£295,128,875	£290,516,118	£290,080,759	£288,992,359	£282,461,964	£278,833,968
60% LAR : 40% CIR	5%	£302,199,014	£270,265,601	£265,671,111	£265,237,478	£264,153,398	£257,648,918	£254,035,318
60% LAR : 40% CIR	10%	£276,008,463	£245,352,068	£240,774,442	£240,342,406	£239,262,315	£232,781,771	£229,181,469
60% LAR : 40% CIR	15%	£249,769,103	£220,388,767	£215,826,616	£215,396,045	£214,319,617	£207,861,050	£204,261,253
60% LAR : 40% CIR	20%	£223,481,417	£195,376,187	£190,828,136	£190,398,901	£189,325,812	£182,855,989	£179,249,980
60% LAR : 40% CIR	25%	£197,145,886	£170,314,818	£165,763,366	£165,331,862	£164,253,103	£157,780,550	£154,184,686
60% LAR : 40% CIR	30%	£170,762,987	£145,176,013	£140,615,352	£140,184,939	£139,108,904	£132,652,695	£129,065,913
60% LAR : 40% CIR	35%	£144,333,204	£119,968,319	£115,417,796	£114,988,346	£113,914,719	£107,472,959	£103,894,204
60% LAR : 40% CIR	40%	£117,857,016	£94,712,923	£90,171,205	£89,742,592	£88,671,062	£82,241,873	£78,670,102
60% LAR : 40% CIR	45%	£91,334,904	£69,410,318	£64,876,089	£64,448,190	£63,378,444	£56,959,969	£53,394,149
60% LAR : 40% CIR	50%	£64,762,882	£44,060,999	£39,532,953	£39,105,646	£38,037,379	£31,627,776	£28,066,887

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£385,319,902	£352,108,500	£347,495,743	£347,060,384	£345,971,984	£339,441,589	£335,813,593
60% LAR : 40% CIR	5%	£359,178,639	£327,245,226	£322,650,736	£322,217,103	£321,133,023	£314,628,543	£311,014,943
60% LAR : 40% CIR	10%	£332,988,088	£302,331,693	£297,754,067	£297,322,031	£296,241,940	£289,761,396	£286,161,094
60% LAR : 40% CIR	15%	£306,748,728	£277,368,392	£272,806,241	£272,375,670	£271,299,242	£264,840,675	£261,240,878
60% LAR : 40% CIR	20%	£280,461,042	£252,355,812	£247,807,761	£247,378,526	£246,305,437	£239,835,614	£236,229,605
60% LAR : 40% CIR	25%	£254,125,511	£227,294,443	£222,742,991	£222,311,487	£221,232,728	£214,760,175	£211,164,311
60% LAR : 40% CIR	30%	£227,742,612	£202,155,638	£197,594,977	£197,164,564	£196,088,529	£189,632,320	£186,045,538
60% LAR : 40% CIR	35%	£201,312,829	£176,947,944	£172,397,421	£171,967,971	£170,894,344	£164,452,584	£160,873,829
60% LAR : 40% CIR	40%	£174,836,641	£151,692,548	£147,150,830	£146,722,217	£145,650,687	£139,221,498	£135,649,727
60% LAR : 40% CIR	45%	£148,314,529	£126,389,943	£121,855,714	£121,427,815	£120,358,069	£113,939,594	£110,373,774
60% LAR : 40% CIR	50%	£121,742,507	£101,040,624	£96,512,578	£96,085,271	£95,017,004	£88,607,401	£85,046,512

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area	Zone B - £900 psf

No Units	4
Site Area	0.045 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£1,081,302	£769,457	£765,900	£762,737	£733,742	£665,210	£659,939

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£3,312,903	-£3,624,748	-£3,628,305	-£3,631,468	-£3,660,463	-£3,728,995	-£3,734,266

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£1,492,068	-£1,803,913	-£1,807,470	-£1,810,633	-£1,839,628	-£1,908,160	-£1,913,431

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£737,598	-£1,049,443	-£1,053,000	-£1,056,163	-£1,085,158	-£1,153,690	-£1,158,961

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£154,257	-£157,588	-£161,145	-£164,308	-£193,303	-£261,835	-£267,106

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses

Value Area	Zone B - £950 psf

No Units	4
Site Area	0.045 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£1,211,758	£897,827	£894,270	£891,107	£862,112	£793,580	£788,309

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£3,182,447	-£3,496,378	-£3,499,935	-£3,503,098	-£3,532,093	-£3,600,625	-£3,605,896

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£1,361,612	-£1,675,543	-£1,679,100	-£1,682,263	-£1,711,258	-£1,779,790	-£1,785,061

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£607,142	-£921,073	-£924,630	-£927,793	-£956,788	-£1,025,320	-£1,030,591

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£284,713	-£29,218	-£32,775	-£35,938	-£64,933	-£133,465	-£138,736

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses	

Value Area	Zone B - £1,000 psf

No Units	4
Site Area	0.045 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£1,342,214	£1,026,197	£1,022,640	£1,019,477	£990,483	£921,951	£916,679

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£3,051,991	-£3,368,008	-£3,371,565	-£3,374,728	-£3,403,722	-£3,472,254	-£3,477,526

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£1,231,156	-£1,547,173	-£1,550,730	-£1,553,893	-£1,582,887	-£1,651,419	-£1,656,691

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£476,686	-£792,703	-£796,260	-£799,423	-£828,417	-£896,949	-£902,221

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£415,169	£99,152	£95,595	£92,432	£63,438	-£5,094	-£10,366

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses	
Value Area	Zone B - £1,050 psf

No Units	4
Site Area	0.045 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£1,472,671	£1,154,567	£1,151,010	£1,147,847	£1,118,853	£1,050,321	£1,045,050

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£2,921,534	-£3,239,638	-£3,243,195	-£3,246,358	-£3,275,352	-£3,343,884	-£3,349,155

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£1,100,699	-£1,418,803	-£1,422,360	-£1,425,523	-£1,454,517	-£1,523,049	-£1,528,320

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£346,229	-£664,333	-£667,890	-£671,053	-£700,047	-£768,579	-£773,850

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£545,626	£227,522	£223,965	£220,802	£191,808	£123,276	£118,005

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area	Zone B - £1,100 psf

No Units	4
Site Area	0.045 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£1,603,127	£1,282,938	£1,279,381	£1,276,217	£1,247,223	£1,178,691	£1,173,420

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£2,791,078	-£3,111,267	-£3,114,824	-£3,117,988	-£3,146,982	-£3,215,514	-£3,220,785

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£970,243	-£1,290,432	-£1,293,989	-£1,297,153	-£1,326,147	-£1,394,679	-£1,399,950

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£215,773	-£535,962	-£539,519	-£542,683	-£571,677	-£640,209	-£645,480

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£676,082	£355,893	£352,336	£349,172	£320,178	£251,646	£246,375

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area	Zone B - £1,150 psf

No Units	4
Site Area	0.045 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£1,733,583	£1,411,308	£1,407,751	£1,404,587	£1,375,594	£1,307,062	£1,301,790

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£2,660,622	-£2,982,897	-£2,986,454	-£2,989,618	-£3,018,611	-£3,087,143	-£3,092,415

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£839,787	-£1,162,062	-£1,165,619	-£1,168,783	-£1,197,776	-£1,266,308	-£1,271,580

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£85,317	-£407,592	-£411,149	-£414,313	-£443,306	-£511,838	-£517,110

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£806,538	£484,263	£480,706	£477,542	£448,549	£380,017	£374,745

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		**Value Area**	**Zone B - £1,200 psf**

No Units	**4**
Site Area	**0.045 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
Tenure		**PIL**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£1,864,039	£1,539,678	£1,536,121	£1,532,958	£1,503,964	£1,435,432	£1,430,161

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£2,530,166	-£2,854,527	-£2,858,084	-£2,861,247	-£2,890,241	-£2,958,773	-£2,964,044

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£709,331	-£1,033,692	-£1,037,249	-£1,040,412	-£1,069,406	-£1,137,938	-£1,143,209

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£45,139	-£279,222	-£282,779	-£285,942	-£314,936	-£383,468	-£388,739

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	8%	£936,994	£612,633	£609,076	£605,913	£576,919	£508,387	£503,116

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area	Zone B - £1,250 psf

No Units	4
Site Area	0.045 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£1,994,496	£1,668,049	£1,664,491	£1,661,328	£1,632,334	£1,563,802	£1,558,530

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£2,399,709	-£2,726,156	-£2,729,714	-£2,732,877	-£2,761,871	-£2,830,403	-£2,835,675

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£578,874	-£905,321	-£908,879	-£912,042	-£941,036	-£1,009,568	-£1,014,840

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£175,596	-£150,851	-£154,409	-£157,572	-£186,566	-£255,098	-£260,370

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	8%	£1,067,451	£741,004	£737,446	£734,283	£705,289	£636,757	£631,485

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		**Value Area**	**Zone B - £1,300 psf**

No Units	**4**
Site Area	**0.045 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
Tenure		**PIL**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£2,124,952	£1,796,419	£1,792,861	£1,789,698	£1,760,704	£1,692,172	£1,686,900

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£2,269,253	-£2,597,786	-£2,601,344	-£2,604,507	-£2,633,501	-£2,702,033	-£2,707,305

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£448,418	-£776,951	-£780,509	-£783,672	-£812,666	-£881,198	-£886,470

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£306,052	-£22,481	-£26,039	-£29,202	-£58,196	-£126,728	-£132,000

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£1,197,907	£869,374	£865,816	£862,653	£833,659	£765,127	£759,855

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		Value Area	Zone B - £900 psf

No Units	6
Site Area	0.03 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£670,608	£221,083	£218,610	£213,851	£201,956	£130,583	£90,931

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

£97,649,000

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Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	-£2,146,190	-£2,595,715	-£2,598,188	-£2,602,947	-£2,614,842	-£2,686,215	-£2,725,867

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	-£978,988	-£1,428,513	-£1,430,986	-£1,435,745	-£1,447,640	-£1,519,013	-£1,558,665

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	-£495,353	-£944,878	-£947,352	-£952,110	-£964,006	-£1,035,379	-£1,075,030

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£76,349	-£373,177	-£375,650	-£380,408	-£392,304	-£463,677	-£503,329

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		Value Area	Zone B - £950 psf

No Units	6
Site Area	0.03 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£809,291	£357,550	£355,075	£350,317	£338,422	£267,049	£227,397

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	-£2,007,507	-£2,459,248	-£2,461,723	-£2,466,481	-£2,478,377	-£2,549,749	-£2,589,401

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	-£840,305	-£1,292,047	-£1,294,521	-£1,299,279	-£1,311,175	-£1,382,548	-£1,422,200

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 & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	-£356,670	-£808,412	-£810,886	-£815,645	-£827,540	-£898,913	-£938,565

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£215,032	-£236,710	-£239,184	-£243,943	-£255,838	-£327,211	-£366,863

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		**Value Area**	**Zone B - £1,000 psf**

No Units	6
Site Area	0.03 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£947,974	£494,015	£491,541	£486,784	£474,888	£403,514	£363,862

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	-£1,868,824	-£2,322,783	-£2,325,257	-£2,330,014	-£2,341,910	-£2,413,284	-£2,452,936

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	-£701,622	-£1,155,581	-£1,158,055	-£1,162,813	-£1,174,708	-£1,246,082	-£1,285,734

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	-£217,987	-£671,946	-£674,421	-£679,178	-£691,073	-£762,447	-£802,099

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£353,714	-£100,244	-£102,719	-£107,476	-£119,372	-£190,745	-£230,397

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats	

Value Area	**Zone B - £1,050 psf**

No Units	**6**
Site Area	**0.03 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
Tenure		**PIL**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£1,086,658	£630,481	£628,008	£623,249	£611,354	£539,980	£500,328

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	-£1,730,140	-£2,186,317	-£2,188,791	-£2,193,549	-£2,205,444	-£2,276,818	-£2,316,470

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	-£562,938	-£1,019,115	-£1,021,589	-£1,026,347	-£1,038,242	-£1,109,616	-£1,149,268

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	-£79,304	-£535,481	-£537,954	-£542,712	-£554,608	-£625,982	-£665,634

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£492,398	£36,221	£33,748	£28,990	£17,094	-£54,280	-£93,932

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		Value Area	Zone B - £1,100 psf

No Units	6
Site Area	0.03 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£1,225,341	£766,947	£764,473	£759,715	£747,819	£676,446	£636,794

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	-£1,591,457	-£2,049,851	-£2,052,325	-£2,057,083	-£2,068,979	-£2,140,352	-£2,180,004

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	-£424,255	-£882,649	-£885,123	-£889,881	-£901,777	-£973,150	-£1,012,802

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£59,379	-£399,014	-£401,488	-£406,247	-£418,142	-£489,515	-£529,167

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£631,081	£172,688	£170,214	£165,455	£153,560	£82,187	£42,535

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		**Value Area**	**Zone B - £1,150 psf**

No Units	**6**
Site Area	**0.03 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
Tenure		**PIL**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£1,364,025	£903,413	£900,939	£896,180	£884,285	£812,912	£773,260

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	-£1,452,773	-£1,913,385	-£1,915,859	-£1,920,618	-£1,932,513	-£2,003,886	-£2,043,538

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	-£285,571	-£746,183	-£748,657	-£753,416	-£765,311	-£836,684	-£876,336

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£198,063	-£262,549	-£265,023	-£269,781	-£281,677	-£353,050	-£392,702

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£769,765	£309,153	£306,679	£301,921	£290,025	£218,652	£179,000

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats	

Value Area	**Zone B - £1,200 psf**

No Units	**6**
Site Area	**0.03 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
Tenure		**PIL**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£1,502,708	£1,039,878	£1,037,405	£1,032,647	£1,020,751	£949,377	£909,725

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	-£1,314,090	-£1,776,920	-£1,779,393	-£1,784,151	-£1,796,047	-£1,867,421	-£1,907,073

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	-£146,888	-£609,718	-£612,191	-£616,949	-£628,845	-£700,219	-£739,871

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£336,746	-£126,083	-£128,556	-£133,315	-£145,210	-£216,584	-£256,236

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	10%	£908,448	£445,619	£443,146	£438,387	£426,492	£355,118	£315,466

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats	
No Units	6
Site Area	0.03 Ha

Value Area	Zone B - £1,250 psf
Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£1,641,392	£1,176,344	£1,173,871	£1,169,112	£1,157,217	£1,085,843	£1,046,191

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	-£1,175,406	-£1,640,454	-£1,642,927	-£1,647,686	-£1,659,581	-£1,730,955	-£1,770,607

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	-£8,204	-£473,252	-£475,725	-£480,484	-£492,379	-£563,753	-£603,405

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£475,430	£10,383	£7,909	£3,151	-£8,745	-£80,119	-£119,771

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	10%	£1,047,132	£582,084	£579,611	£574,853	£562,957	£491,583	£451,931

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats	
No Units	6
Site Area	0.03 Ha

Value Area	Zone B - £1,300 psf	
Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£1,780,075	£1,312,811	£1,310,336	£1,305,578	£1,293,683	£1,222,310	£1,182,658

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	-£1,036,723	-£1,503,987	-£1,506,462	-£1,511,220	-£1,523,116	-£1,594,489	-£1,634,140

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£130,479	-£336,786	-£339,260	-£344,018	-£355,914	-£427,287	-£466,939

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£614,113	£146,849	£144,375	£139,616	£127,721	£56,348	£16,696

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£1,185,815	£718,551	£716,077	£711,318	£699,423	£628,050	£588,398

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area	Zone B - £900 psf

No Units	9
Site Area	0.025 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£957,212	£160,720	£157,008	£149,870	£132,026	£24,966	-£35,805

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	-£1,484,013	-£2,280,505	-£2,284,217	-£2,291,355	-£2,309,199	-£2,416,259	-£2,477,030

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	-£472,438	-£1,268,930	-£1,272,642	-£1,279,780	-£1,297,624	-£1,404,684	-£1,465,455

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	-£53,288	-£849,780	-£853,492	-£860,630	-£878,474	-£985,534	-£1,046,305

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£442,187	-£354,305	-£358,017	-£365,155	-£382,999	-£490,059	-£550,830

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats	
No Units	9
Site Area	0.025 Ha

Value Area	Zone B - £950 psf	
Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£1,165,237	£365,419	£361,706	£354,569	£336,725	£229,665	£170,187

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	-£1,275,988	-£2,075,806	-£2,079,519	-£2,086,656	-£2,104,500	-£2,211,560	-£2,271,038

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	-£264,413	-£1,064,231	-£1,067,944	-£1,075,081	-£1,092,925	-£1,199,985	-£1,259,463

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£154,737	-£645,081	-£648,794	-£655,931	-£673,775	-£780,835	-£840,313

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£650,212	-£149,606	-£153,319	-£160,456	-£178,300	-£285,360	-£344,838

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats	

Value Area	**Zone B - £1,000 psf**

No Units	**9**
Site Area	**0.025 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
Tenure		**PIL**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£1,373,262	£570,117	£566,405	£559,267	£541,424	£434,364	£374,886

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	-£1,067,963	-£1,871,108	-£1,874,820	-£1,881,958	-£1,899,801	-£2,006,861	-£2,066,339

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	-£56,388	-£859,533	-£863,245	-£870,383	-£888,226	-£995,286	-£1,054,764

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£362,762	-£440,383	-£444,095	-£451,233	-£469,076	-£576,136	-£635,614

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£858,237	£55,092	£51,380	£44,242	£26,399	-£80,661	-£140,139

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats	

Value Area	Zone B - £1,050 psf

No Units	9
Site Area	0.025 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£1,581,287	£774,816	£771,103	£763,966	£746,123	£639,063	£579,585

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	-£859,938	-£1,666,409	-£1,670,122	-£1,677,259	-£1,695,102	-£1,802,162	-£1,861,640

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£151,637	-£654,834	-£658,547	-£665,684	-£683,527	-£790,587	-£850,065

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£570,787	-£235,684	-£239,397	-£246,534	-£264,377	-£371,437	-£430,915

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£1,066,262	£259,791	£256,078	£248,941	£231,098	£124,038	£64,560

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats	

Value Area	Zone B - £1,100 psf

No Units	9
Site Area	0.025 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£1,789,312	£979,515	£975,802	£968,665	£950,822	£843,762	£784,284

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	-£651,913	-£1,461,710	-£1,465,423	-£1,472,560	-£1,490,403	-£1,597,463	-£1,656,941

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£359,662	-£450,135	-£453,848	-£460,985	-£478,828	-£585,888	-£645,366

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£778,812	-£30,985	-£34,698	-£41,835	-£59,678	-£166,738	-£226,216

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£1,274,287	£464,490	£460,777	£453,640	£435,797	£328,737	£269,259

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area	Zone B - £1,150 psf

No Units	9
Site Area	0.025 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£1,997,338	£1,184,213	£1,180,501	£1,173,364	£1,155,521	£1,048,460	£988,982

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	-£443,887	-£1,257,012	-£1,260,724	-£1,267,861	-£1,285,704	-£1,392,765	-£1,452,243

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£567,688	-£245,437	-£249,149	-£256,286	-£274,129	-£381,190	-£440,668

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£986,838	£173,713	£170,001	£162,864	£145,021	£37,960	-£21,518

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£1,482,313	£669,188	£665,476	£658,339	£640,496	£533,435	£473,957

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats	
No Units	**9**
Site Area	**0.025 Ha**

Value Area	**Zone B - £1,200 psf**	
Sales value inflation		**Growth**
Build cost inflation		**Growth**
Tenure		**PIL**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£2,205,363	£1,388,912	£1,385,200	£1,378,063	£1,360,220	£1,253,159	£1,193,681

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	-£235,862	-£1,052,313	-£1,056,025	-£1,063,162	-£1,081,005	-£1,188,066	-£1,247,544

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£775,713	-£40,738	-£44,450	-£51,587	-£69,430	-£176,491	-£235,969

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£1,194,863	£378,412	£374,700	£367,563	£349,720	£242,659	£183,181

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	14%	£1,690,338	£873,887	£870,175	£863,038	£845,195	£738,134	£678,656

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats	

Value Area	**Zone B - £1,250 psf**

No Units	**9**
Site Area	**0.025 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
Tenure		**PIL**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£2,413,388	£1,593,611	£1,589,899	£1,582,762	£1,564,917	£1,457,858	£1,398,380

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	-£27,837	-£847,614	-£851,326	-£858,463	-£876,308	-£983,367	-£1,042,845

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£983,738	£163,961	£160,249	£153,112	£135,267	£28,208	-£31,270

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£1,402,888	£583,111	£579,399	£572,262	£554,417	£447,358	£387,880

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	14%	£1,898,363	£1,078,586	£1,074,874	£1,067,737	£1,049,892	£942,833	£883,355

BNP PARIBAS REAL ESTATE

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats	
No Units	9
Site Area	0.025 Ha

Value Area	Zone B - £1,300 psf
Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£2,621,412	£1,798,310	£1,794,598	£1,787,460	£1,769,616	£1,662,557	£1,603,078

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£180,187	-£642,915	-£646,627	-£653,765	-£671,609	-£778,668	-£838,147

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£1,191,762	£368,660	£364,948	£357,810	£339,966	£232,907	£173,428

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£1,610,912	£787,810	£784,098	£776,960	£759,116	£652,057	£592,578

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£2,106,387	£1,283,285	£1,279,573	£1,272,435	£1,254,591	£1,147,532	£1,088,053

LB Camden
Local Plan Viability Testing 2025

Resi 4- 10 Flats	
No Units	**10**
Site Area	**0.02 Ha**

Value Area	**Zone B - £900 psf**	
Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,022,969	£609,193	£605,005	£596,426	£574,977	£446,287	£374,793
60% LAR : 40% CIR	5%	£903,896	£507,205	£503,032	£494,485	£473,118	£344,912	£273,686
60% LAR : 40% CIR	10%	£783,886	£404,286	£400,128	£391,611	£370,318	£242,558	£171,580
60% LAR : 40% CIR	15%	£662,949	£300,447	£296,302	£287,812	£266,586	£139,234	£68,482
60% LAR : 40% CIR	**16%**	**£638,651**	**£279,569**	**£275,426**	**£266,942**	**£245,729**	**£118,453**	**£47,744**
60% LAR : 40% CIR	20%	£541,093	£195,695	£191,561	£183,096	£161,932	£34,949	-£38,105
60% LAR : 40% CIR	25%	£418,327	£90,039	£85,916	£77,472	£56,364	-£75,524	-£151,421
60% LAR : 40% CIR	30%	£294,660	-£17,519	-£21,955	-£31,041	-£53,758	-£190,056	-£265,778
60% LAR : 40% CIR	35%	£170,099	-£133,407	-£137,835	-£146,904	-£169,574	-£305,595	-£381,163
60% LAR : 40% CIR	40%	£44,655	-£250,245	-£254,665	-£263,718	-£286,349	-£422,134	-£497,570
60% LAR : 40% CIR	45%	-£87,792	-£368,020	-£372,435	-£381,474	-£404,071	-£539,659	-£614,986
60% LAR : 40% CIR	50%	-£224,984	-£486,724	-£491,134	-£500,163	-£522,735	-£658,163	-£733,402

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£752,467	-£1,166,243	-£1,170,431	-£1,179,011	-£1,200,459	-£1,329,150	-£1,400,643
60% LAR : 40% CIR	5%	-£871,541	-£1,268,231	-£1,272,404	-£1,280,951	-£1,302,319	-£1,430,524	-£1,501,750
60% LAR : 40% CIR	10%	-£991,550	-£1,371,150	-£1,375,308	-£1,383,825	-£1,405,119	-£1,532,878	-£1,603,856
60% LAR : 40% CIR	15%	-£1,112,488	-£1,474,990	-£1,479,135	-£1,487,624	-£1,508,850	-£1,636,203	-£1,706,954
60% LAR : 40% CIR	**16%**	**-£1,136,786**	**-£1,495,868**	**-£1,500,010**	**-£1,508,494**	**-£1,529,708**	**-£1,656,983**	**-£1,727,692**
60% LAR : 40% CIR	20%	-£1,234,343	-£1,579,742	-£1,583,875	-£1,592,340	-£1,613,504	-£1,740,488	-£1,813,541
60% LAR : 40% CIR	25%	-£1,357,109	-£1,685,397	-£1,689,520	-£1,697,964	-£1,719,072	-£1,850,961	-£1,926,857
60% LAR : 40% CIR	30%	-£1,480,777	-£1,792,955	-£1,797,391	-£1,806,478	-£1,829,195	-£1,965,492	-£2,041,214
60% LAR : 40% CIR	35%	-£1,605,337	-£1,908,844	-£1,913,272	-£1,922,340	-£1,945,011	-£2,081,032	-£2,156,600
60% LAR : 40% CIR	40%	-£1,730,782	-£2,025,681	-£2,030,101	-£2,039,154	-£2,061,785	-£2,197,570	-£2,273,006
60% LAR : 40% CIR	45%	-£1,863,228	-£2,143,456	-£2,147,871	-£2,156,910	-£2,179,508	-£2,315,096	-£2,390,422
60% LAR : 40% CIR	50%	-£2,000,420	-£2,262,161	-£2,266,571	-£2,275,599	-£2,298,171	-£2,433,600	-£2,508,838

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£16,776	-£430,553	-£434,740	-£443,320	-£464,768	-£593,459	-£664,953
60% LAR : 40% CIR	5%	-£135,850	-£532,541	-£536,713	-£545,260	-£566,628	-£694,833	-£766,059
60% LAR : 40% CIR	10%	-£255,859	-£635,459	-£639,617	-£648,134	-£669,428	-£797,187	-£868,165
60% LAR : 40% CIR	15%	-£376,797	-£739,299	-£743,444	-£751,934	-£773,160	-£900,512	-£971,263
60% LAR : 40% CIR	**16%**	**-£401,095**	**-£760,177**	**-£764,319**	**-£772,803**	**-£794,017**	**-£921,293**	**-£992,001**
60% LAR : 40% CIR	20%	-£498,652	-£844,051	-£848,184	-£856,649	-£877,813	-£1,004,797	-£1,077,850
60% LAR : 40% CIR	25%	-£621,418	-£949,706	-£953,830	-£962,273	-£983,381	-£1,115,270	-£1,191,166
60% LAR : 40% CIR	30%	-£745,086	-£1,057,264	-£1,061,700	-£1,070,787	-£1,093,504	-£1,229,801	-£1,305,523
60% LAR : 40% CIR	35%	-£869,646	-£1,173,153	-£1,177,581	-£1,186,650	-£1,209,320	-£1,345,341	-£1,420,909
60% LAR : 40% CIR	40%	-£995,091	-£1,289,990	-£1,294,410	-£1,303,463	-£1,326,094	-£1,461,879	-£1,537,315
60% LAR : 40% CIR	45%	-£1,127,538	-£1,407,765	-£1,412,180	-£1,421,219	-£1,443,817	-£1,579,405	-£1,654,731
60% LAR : 40% CIR	50%	-£1,264,729	-£1,526,470	-£1,530,880	-£1,539,908	-£1,562,480	-£1,697,909	-£1,773,148

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£288,060	-£125,716	-£129,904	-£138,483	-£159,932	-£288,622	-£360,116
60% LAR : 40% CIR	5%	£168,987	-£227,704	-£231,877	-£240,424	-£261,791	-£389,997	-£461,223
60% LAR : 40% CIR	10%	£48,977	-£330,623	-£334,781	-£343,298	-£364,592	-£492,351	-£563,329
60% LAR : 40% CIR	15%	-£71,961	-£434,462	-£438,608	-£447,097	-£468,323	-£595,676	-£666,427
60% LAR : 40% CIR	**16%**	**-£96,258**	**-£455,340**	**-£459,483**	**-£467,967**	**-£489,180**	**-£616,456**	**-£687,165**
60% LAR : 40% CIR	20%	-£193,816	-£539,214	-£543,348	-£551,813	-£572,977	-£699,961	-£773,014
60% LAR : 40% CIR	25%	-£316,582	-£644,870	-£648,993	-£657,437	-£678,545	-£810,433	-£886,330
60% LAR : 40% CIR	30%	-£440,249	-£752,428	-£756,864	-£765,951	-£788,667	-£924,965	-£1,000,687
60% LAR : 40% CIR	35%	-£564,810	-£868,316	-£872,744	-£881,813	-£904,483	-£1,040,504	-£1,116,072
60% LAR : 40% CIR	40%	-£690,254	-£985,154	-£989,574	-£998,627	-£1,021,258	-£1,157,043	-£1,232,479
60% LAR : 40% CIR	45%	-£822,701	-£1,102,929	-£1,107,344	-£1,116,383	-£1,138,980	-£1,274,568	-£1,349,895
60% LAR : 40% CIR	50%	-£959,893	-£1,221,633	-£1,226,043	-£1,235,072	-£1,257,644	-£1,393,072	-£1,468,311

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£648,406	£234,629	£230,441	£221,862	£200,414	£71,723	£229
60% LAR : 40% CIR	5%	£529,332	£132,641	£128,468	£119,922	£98,554	-£29,651	-£100,877
60% LAR : 40% CIR	10%	£409,323	£29,723	£25,564	£17,048	-£4,246	-£132,005	-£202,984
60% LAR : 40% CIR	15%	£288,385	-£74,117	-£78,262	-£86,752	-£107,978	-£235,330	-£306,082
60% LAR : 40% CIR	**16%**	**£264,087**	**-£94,995**	**-£99,137**	**-£107,621**	**-£128,835**	**-£256,111**	**-£326,819**
60% LAR : 40% CIR	20%	£166,529	-£178,869	-£183,002	-£191,467	-£212,632	-£339,615	-£412,668
60% LAR : 40% CIR	25%	£43,764	-£284,525	-£288,648	-£297,091	-£318,199	-£450,088	-£525,984
60% LAR : 40% CIR	30%	-£79,904	-£392,082	-£396,519	-£405,605	-£428,322	-£564,619	-£640,341
60% LAR : 40% CIR	35%	-£204,464	-£507,971	-£512,399	-£521,468	-£544,138	-£680,159	-£755,727
60% LAR : 40% CIR	40%	-£329,909	-£624,808	-£629,229	-£638,281	-£660,912	-£796,697	-£872,133
60% LAR : 40% CIR	45%	-£462,356	-£742,584	-£746,998	-£756,037	-£778,635	-£914,223	-£989,549
60% LAR : 40% CIR	50%	-£599,548	-£861,288	-£865,698	-£874,726	-£897,299	-£1,032,727	-£1,107,966

LB Camden
Local Plan Viability Testing 2025

Resi 4- 10 Flats		Value Area	Zone B - £950 psf

No Units	10
Site Area	0.02 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,254,109	£836,637	£832,448	£823,868	£802,420	£673,730	£602,236
60% LAR : 40% CIR	5%	£1,123,478	£723,276	£719,103	£710,556	£689,189	£560,983	£489,758
60% LAR : 40% CIR	10%	£991,911	£608,985	£604,827	£596,309	£575,016	£447,257	£376,279
60% LAR : 40% CIR	15%	£859,417	£493,774	£489,629	£481,138	£459,913	£332,561	£261,809
60% LAR : 40% CIR	**16%**	**£832,808**	**£470,621**	**£466,479**	**£457,994**	**£436,781**	**£309,506**	**£238,797**
60% LAR : 40% CIR	20%	£726,005	£377,649	£373,517	£365,050	£343,887	£216,903	£146,357
60% LAR : 40% CIR	25%	£591,682	£260,621	£256,499	£248,056	£226,947	£100,293	£29,931
60% LAR : 40% CIR	30%	£456,457	£142,698	£138,585	£130,160	£109,101	-£18,323	-£94,044
60% LAR : 40% CIR	35%	£320,340	£23,886	£19,782	£11,374	-£10,108	-£146,129	-£221,697
60% LAR : 40% CIR	40%	£183,338	-£103,045	-£107,465	-£116,518	-£139,149	-£274,933	-£350,370
60% LAR : 40% CIR	45%	£45,460	-£233,087	-£237,502	-£246,541	-£269,138	-£404,727	-£480,053
60% LAR : 40% CIR	50%	-£100,324	-£364,058	-£368,468	-£377,496	-£400,068	-£535,497	-£610,736

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£521,328	-£938,800	-£942,989	-£951,568	-£973,016	-£1,101,706	-£1,173,201
60% LAR : 40% CIR	5%	-£651,958	-£1,052,161	-£1,056,334	-£1,064,880	-£1,086,248	-£1,214,453	-£1,285,678
60% LAR : 40% CIR	10%	-£783,525	-£1,166,451	-£1,170,609	-£1,179,127	-£1,200,420	-£1,328,179	-£1,399,157
60% LAR : 40% CIR	15%	-£916,019	-£1,281,663	-£1,285,808	-£1,294,298	-£1,315,524	-£1,442,876	-£1,513,627
60% LAR : 40% CIR	**16%**	**-£942,629**	**-£1,304,815**	**-£1,308,957**	**-£1,317,443**	**-£1,338,655**	**-£1,465,931**	**-£1,536,640**
60% LAR : 40% CIR	20%	-£1,049,432	-£1,397,787	-£1,401,920	-£1,410,386	-£1,431,549	-£1,558,534	-£1,629,079
60% LAR : 40% CIR	25%	-£1,183,755	-£1,514,815	-£1,518,937	-£1,527,381	-£1,548,490	-£1,675,143	-£1,745,505
60% LAR : 40% CIR	30%	-£1,318,979	-£1,632,739	-£1,636,852	-£1,645,276	-£1,666,336	-£1,793,759	-£1,869,480
60% LAR : 40% CIR	35%	-£1,455,096	-£1,751,550	-£1,755,655	-£1,764,062	-£1,785,545	-£1,921,566	-£1,997,134
60% LAR : 40% CIR	40%	-£1,592,099	-£1,878,482	-£1,882,902	-£1,891,955	-£1,914,586	-£2,050,370	-£2,125,807
60% LAR : 40% CIR	45%	-£1,729,976	-£2,008,523	-£2,012,938	-£2,021,977	-£2,044,575	-£2,180,163	-£2,255,489
60% LAR : 40% CIR	50%	-£1,875,760	-£2,139,494	-£2,143,904	-£2,152,933	-£2,175,504	-£2,310,933	-£2,386,172

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£214,363	-£203,109	-£207,298	-£215,877	-£237,325	-£366,015	-£437,510
60% LAR : 40% CIR	5%	£83,732	-£316,470	-£320,643	-£329,189	-£350,557	-£478,762	-£549,987
60% LAR : 40% CIR	10%	-£47,834	-£430,760	-£434,918	-£443,436	-£464,729	-£592,488	-£663,467
60% LAR : 40% CIR	15%	-£180,328	-£545,972	-£550,117	-£558,608	-£579,833	-£707,185	-£777,936
60% LAR : 40% CIR	**16%**	**-£206,938**	**-£569,124**	**-£573,267**	**-£581,752**	**-£602,964**	**-£730,240**	**-£800,949**
60% LAR : 40% CIR	20%	-£313,741	-£662,097	-£666,229	-£674,695	-£695,858	-£822,843	-£893,388
60% LAR : 40% CIR	25%	-£448,064	-£779,124	-£783,246	-£791,690	-£812,799	-£939,452	-£1,009,815
60% LAR : 40% CIR	30%	-£583,288	-£897,048	-£901,161	-£909,586	-£930,645	-£1,058,068	-£1,133,789
60% LAR : 40% CIR	35%	-£719,405	-£1,015,859	-£1,019,964	-£1,028,371	-£1,049,854	-£1,185,875	-£1,261,443
60% LAR : 40% CIR	40%	-£856,408	-£1,142,791	-£1,147,211	-£1,156,264	-£1,178,895	-£1,314,679	-£1,390,116
60% LAR : 40% CIR	45%	-£994,285	-£1,272,833	-£1,277,247	-£1,286,286	-£1,308,884	-£1,444,472	-£1,519,798
60% LAR : 40% CIR	50%	-£1,140,069	-£1,403,803	-£1,408,214	-£1,417,242	-£1,439,813	-£1,575,242	-£1,650,481

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£519,199	£101,727	£97,539	£88,959	£67,511	-£61,179	-£132,674
60% LAR : 40% CIR	5%	£388,569	-£11,633	-£15,806	-£24,353	-£45,721	-£173,926	-£245,151
60% LAR : 40% CIR	10%	£257,002	-£125,924	-£130,082	-£138,600	-£159,893	-£287,652	-£358,630
60% LAR : 40% CIR	15%	£124,508	-£241,135	-£245,281	-£253,771	-£274,996	-£402,349	-£473,100
60% LAR : 40% CIR	**16%**	**£97,898**	**-£264,288**	**-£268,430**	**-£276,915**	**-£298,128**	**-£425,404**	**-£496,112**
60% LAR : 40% CIR	20%	-£8,904	-£357,260	-£361,393	-£369,859	-£391,022	-£518,006	-£588,552
60% LAR : 40% CIR	25%	-£143,228	-£474,288	-£478,410	-£486,853	-£507,962	-£634,616	-£704,978
60% LAR : 40% CIR	30%	-£278,452	-£592,211	-£596,325	-£604,749	-£625,809	-£753,232	-£828,953
60% LAR : 40% CIR	35%	-£414,569	-£711,023	-£715,127	-£723,535	-£745,017	-£881,038	-£956,606
60% LAR : 40% CIR	40%	-£551,571	-£837,954	-£842,375	-£851,427	-£874,058	-£1,009,842	-£1,085,279
60% LAR : 40% CIR	45%	-£689,449	-£967,996	-£972,411	-£981,450	-£1,004,048	-£1,139,636	-£1,214,962
60% LAR : 40% CIR	50%	-£835,233	-£1,098,967	-£1,103,377	-£1,112,406	-£1,134,977	-£1,270,406	-£1,345,645

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£879,545	£462,073	£457,884	£449,305	£427,856	£299,167	£227,672
60% LAR : 40% CIR	5%	£748,914	£348,712	£344,539	£335,992	£314,625	£186,419	£115,194
60% LAR : 40% CIR	10%	£617,347	£234,422	£230,263	£221,746	£200,453	£72,694	£1,715
60% LAR : 40% CIR	15%	£484,854	£119,210	£115,065	£106,574	£85,349	-£42,003	-£112,755
60% LAR : 40% CIR	**16%**	**£458,244**	**£96,058**	**£91,915**	**£83,430**	**£62,218**	**-£65,058**	**-£135,767**
60% LAR : 40% CIR	20%	£351,441	£3,085	-£1,047	-£9,513	-£30,676	-£157,661	-£228,207
60% LAR : 40% CIR	25%	£217,118	-£113,942	-£118,064	-£126,508	-£147,617	-£274,270	-£344,633
60% LAR : 40% CIR	30%	£81,893	-£231,866	-£235,979	-£244,404	-£265,463	-£392,887	-£468,607
60% LAR : 40% CIR	35%	-£54,223	-£350,677	-£354,782	-£363,189	-£384,672	-£520,693	-£596,261
60% LAR : 40% CIR	40%	-£191,226	-£477,609	-£482,029	-£491,082	-£513,713	-£649,497	-£724,934
60% LAR : 40% CIR	45%	-£329,104	-£607,651	-£612,066	-£621,104	-£643,702	-£779,290	-£854,617
60% LAR : 40% CIR	50%	-£474,888	-£738,622	-£743,032	-£752,060	-£774,631	-£910,061	-£985,300

LB Camden
Local Plan Viability Testing 2025

Resi 4- 10 Flats		**Value Area**	**Zone B - £1,000 psf**

No Units	**10**
Site Area	**0.02 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,485,247	£1,064,079	£1,059,891	£1,051,312	£1,029,864	£901,173	£829,679
60% LAR : 40% CIR	5%	£1,343,060	£939,346	£935,173	£926,627	£905,259	£777,054	£705,829
60% LAR : 40% CIR	10%	£1,199,936	£813,684	£809,526	£801,008	£779,715	£651,955	£580,978
60% LAR : 40% CIR	15%	£1,055,885	£687,100	£682,956	£674,465	£653,240	£525,887	£455,136
60% LAR : 40% CIR	**16%**	**£1,026,964**	**£661,673**	**£657,531**	**£649,046**	**£627,833**	**£500,558**	**£429,849**
60% LAR : 40% CIR	20%	£910,915	£559,604	£555,471	£547,005	£525,841	£398,858	£328,311
60% LAR : 40% CIR	25%	£765,036	£431,203	£427,081	£418,638	£397,529	£270,876	£200,513
60% LAR : 40% CIR	30%	£618,254	£301,907	£297,795	£289,370	£268,311	£141,951	£71,752
60% LAR : 40% CIR	35%	£470,580	£171,725	£167,619	£159,213	£138,195	£12,093	-£62,231
60% LAR : 40% CIR	40%	£322,022	£40,663	£36,565	£28,172	£7,192	-£127,734	-£203,170
60% LAR : 40% CIR	45%	£172,587	-£98,154	-£102,568	-£111,608	-£134,206	-£269,794	-£345,120
60% LAR : 40% CIR	50%	£22,285	-£241,392	-£245,802	-£254,830	-£277,402	-£412,831	-£488,070

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£290,190	-£711,357	-£715,545	-£724,124	-£745,573	-£874,263	-£945,757
60% LAR : 40% CIR	5%	-£432,376	-£836,090	-£840,263	-£848,810	-£870,177	-£998,383	-£1,069,608
60% LAR : 40% CIR	10%	-£575,500	-£961,752	-£965,911	-£974,428	-£995,721	-£1,123,481	-£1,194,459
60% LAR : 40% CIR	15%	-£719,551	-£1,088,337	-£1,092,481	-£1,100,971	-£1,122,197	-£1,249,549	-£1,320,300
60% LAR : 40% CIR	**16%**	**-£748,472**	**-£1,113,763**	**-£1,117,905**	**-£1,126,390**	**-£1,147,603**	**-£1,274,878**	**-£1,345,587**
60% LAR : 40% CIR	20%	-£864,521	-£1,215,832	-£1,219,966	-£1,228,431	-£1,249,595	-£1,376,579	-£1,447,125
60% LAR : 40% CIR	25%	-£1,010,400	-£1,344,233	-£1,348,355	-£1,356,799	-£1,377,907	-£1,504,560	-£1,574,923
60% LAR : 40% CIR	30%	-£1,157,182	-£1,473,529	-£1,477,642	-£1,486,066	-£1,507,126	-£1,633,485	-£1,703,684
60% LAR : 40% CIR	35%	-£1,304,856	-£1,603,712	-£1,607,817	-£1,616,223	-£1,637,241	-£1,763,344	-£1,837,668
60% LAR : 40% CIR	40%	-£1,453,415	-£1,734,773	-£1,738,872	-£1,747,264	-£1,768,245	-£1,903,170	-£1,978,606
60% LAR : 40% CIR	45%	-£1,602,849	-£1,873,591	-£1,878,005	-£1,887,044	-£1,909,642	-£2,045,230	-£2,120,556
60% LAR : 40% CIR	50%	-£1,753,152	-£2,016,828	-£2,021,238	-£2,030,267	-£2,052,838	-£2,188,267	-£2,263,506

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£445,501	£24,334	£20,146	£11,566	-£9,882	-£138,572	-£210,066
60% LAR : 40% CIR	5%	£303,315	-£100,399	-£104,572	-£113,119	-£134,486	-£262,692	-£333,917
60% LAR : 40% CIR	10%	£160,191	-£226,061	-£230,220	-£238,737	-£260,030	-£387,790	-£458,768
60% LAR : 40% CIR	15%	£16,140	-£352,646	-£356,790	-£365,281	-£386,506	-£513,858	-£584,610
60% LAR : 40% CIR	**16%**	**-£12,781**	**-£378,072**	**-£382,214**	**-£390,699**	**-£411,912**	**-£539,187**	**-£609,896**
60% LAR : 40% CIR	20%	-£128,830	-£480,141	-£484,275	-£492,740	-£513,904	-£640,888	-£711,434
60% LAR : 40% CIR	25%	-£274,709	-£608,542	-£612,664	-£621,108	-£642,217	-£768,869	-£839,232
60% LAR : 40% CIR	30%	-£421,491	-£737,839	-£741,951	-£750,375	-£771,435	-£897,794	-£967,994
60% LAR : 40% CIR	35%	-£569,165	-£868,021	-£872,126	-£880,533	-£901,550	-£1,027,653	-£1,101,977
60% LAR : 40% CIR	40%	-£717,724	-£999,083	-£1,003,181	-£1,011,573	-£1,032,554	-£1,167,479	-£1,242,915
60% LAR : 40% CIR	45%	-£867,159	-£1,137,900	-£1,142,314	-£1,151,353	-£1,173,951	-£1,309,539	-£1,384,866
60% LAR : 40% CIR	50%	-£1,017,461	-£1,281,137	-£1,285,547	-£1,294,576	-£1,317,147	-£1,452,576	-£1,527,815

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£750,338	£329,170	£324,982	£316,403	£294,955	£166,264	£94,770
60% LAR : 40% CIR	5%	£608,151	£204,437	£200,264	£191,718	£170,350	£42,145	-£29,080
60% LAR : 40% CIR	10%	£465,027	£78,775	£74,617	£66,099	£44,806	-£82,954	-£153,931
60% LAR : 40% CIR	15%	£320,976	-£47,809	-£51,954	-£60,444	-£81,669	-£209,022	-£279,773
60% LAR : 40% CIR	**16%**	**£292,055**	**-£73,236**	**-£77,378**	**-£85,863**	**-£107,076**	**-£234,351**	**-£305,060**
60% LAR : 40% CIR	20%	£176,006	-£175,305	-£179,438	-£187,904	-£209,068	-£336,051	-£406,598
60% LAR : 40% CIR	25%	£30,127	-£303,706	-£307,828	-£316,271	-£337,380	-£464,033	-£534,396
60% LAR : 40% CIR	30%	-£116,655	-£433,002	-£437,114	-£445,539	-£466,598	-£592,958	-£663,157
60% LAR : 40% CIR	35%	-£264,329	-£563,184	-£567,290	-£575,696	-£596,714	-£722,816	-£797,140
60% LAR : 40% CIR	40%	-£412,888	-£694,246	-£698,345	-£706,737	-£727,717	-£862,643	-£938,079
60% LAR : 40% CIR	45%	-£562,322	-£833,063	-£837,477	-£846,517	-£869,115	-£1,004,703	-£1,080,029
60% LAR : 40% CIR	50%	-£712,624	-£976,301	-£980,711	-£989,739	-£1,012,311	-£1,147,740	-£1,222,979

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,110,683	£689,516	£685,328	£676,748	£655,300	£526,609	£455,116
60% LAR : 40% CIR	5%	£968,496	£564,783	£560,610	£552,063	£530,696	£402,490	£331,265
60% LAR : 40% CIR	10%	£825,372	£439,121	£434,962	£426,444	£405,152	£277,391	£206,414
60% LAR : 40% CIR	15%	£681,321	£312,536	£308,392	£299,901	£278,676	£151,324	£80,572
60% LAR : 40% CIR	**16%**	**£652,401**	**£287,109**	**£282,968**	**£274,483**	**£253,269**	**£125,994**	**£55,286**
60% LAR : 40% CIR	20%	£536,352	£185,040	£180,907	£172,442	£151,278	£24,294	-£46,253
60% LAR : 40% CIR	25%	£390,472	£56,640	£52,518	£44,074	£22,965	-£103,687	-£174,050
60% LAR : 40% CIR	30%	£243,691	-£72,657	-£76,769	-£85,193	-£106,253	-£232,612	-£302,812
60% LAR : 40% CIR	35%	£96,017	-£202,839	-£206,944	-£215,351	-£236,368	-£362,471	-£436,795
60% LAR : 40% CIR	40%	-£52,542	-£333,901	-£337,999	-£346,392	-£367,372	-£502,297	-£577,733
60% LAR : 40% CIR	45%	-£201,977	-£472,718	-£477,132	-£486,172	-£508,769	-£644,357	-£719,684
60% LAR : 40% CIR	50%	-£352,279	-£615,955	-£620,366	-£629,394	-£651,965	-£787,394	-£862,633

LB Camden
Local Plan Viability Testing 2025

Resi 4- 10 Flats			Value Area	Zone B - £1,050 psf

No Units	10
Site Area	0.02 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,716,386	£1,291,523	£1,287,334	£1,278,755	£1,257,306	£1,128,617	£1,057,122
60% LAR : 40% CIR	5%	£1,562,642	£1,155,417	£1,151,245	£1,142,698	£1,121,330	£993,124	£921,900
60% LAR : 40% CIR	10%	£1,407,961	£1,018,382	£1,014,225	£1,005,707	£984,414	£856,654	£785,677
60% LAR : 40% CIR	15%	£1,252,354	£880,427	£876,281	£867,792	£846,566	£719,213	£648,462
60% LAR : 40% CIR	**16%**	**£1,221,121**	**£852,726**	**£848,583**	**£840,098**	**£818,886**	**£691,610**	**£620,901**
60% LAR : 40% CIR	20%	£1,095,827	£741,558	£737,425	£728,960	£707,795	£580,812	£510,265
60% LAR : 40% CIR	25%	£938,390	£601,786	£597,664	£589,220	£568,111	£441,459	£371,095
60% LAR : 40% CIR	30%	£780,052	£461,117	£457,004	£448,581	£427,521	£301,162	£230,962
60% LAR : 40% CIR	35%	£620,821	£319,562	£315,458	£307,050	£286,034	£159,930	£89,874
60% LAR : 40% CIR	40%	£460,704	£177,128	£173,030	£164,639	£143,658	£17,774	-£55,970
60% LAR : 40% CIR	45%	£299,714	£33,825	£29,733	£21,352	£403	-£134,860	-£210,186
60% LAR : 40% CIR	50%	£137,854	-£118,726	-£123,136	-£132,164	-£154,735	-£290,165	-£365,404

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£59,050	-£483,914	-£488,103	-£496,682	-£518,130	-£646,820	-£718,315
60% LAR : 40% CIR	5%	-£212,794	-£620,019	-£624,191	-£632,739	-£654,106	-£782,312	-£853,537
60% LAR : 40% CIR	10%	-£367,475	-£757,054	-£761,212	-£769,729	-£791,022	-£918,783	-£989,760
60% LAR : 40% CIR	15%	-£523,083	-£895,010	-£899,155	-£907,644	-£928,871	-£1,056,223	-£1,126,974
60% LAR : 40% CIR	**16%**	**-£554,315**	**-£922,711**	**-£926,853**	**-£935,338**	**-£956,551**	**-£1,083,827**	**-£1,154,535**
60% LAR : 40% CIR	20%	-£679,609	-£1,033,878	-£1,038,012	-£1,046,477	-£1,067,641	-£1,194,625	-£1,265,171
60% LAR : 40% CIR	25%	-£837,046	-£1,173,651	-£1,177,773	-£1,186,216	-£1,207,325	-£1,333,978	-£1,404,341
60% LAR : 40% CIR	30%	-£995,385	-£1,314,319	-£1,318,432	-£1,326,856	-£1,347,915	-£1,474,275	-£1,544,474
60% LAR : 40% CIR	35%	-£1,154,616	-£1,455,874	-£1,459,979	-£1,468,386	-£1,489,403	-£1,615,506	-£1,685,563
60% LAR : 40% CIR	40%	-£1,314,732	-£1,598,308	-£1,602,406	-£1,610,798	-£1,631,778	-£1,757,662	-£1,831,407
60% LAR : 40% CIR	45%	-£1,475,723	-£1,741,611	-£1,745,704	-£1,754,084	-£1,775,034	-£1,910,296	-£1,985,623
60% LAR : 40% CIR	50%	-£1,637,582	-£1,894,162	-£1,898,572	-£1,907,600	-£1,930,172	-£2,065,601	-£2,140,840

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£676,641	£251,777	£247,588	£239,009	£217,561	£88,871	£17,376
60% LAR : 40% CIR	5%	£522,897	£115,672	£111,500	£102,952	£81,585	-£46,621	-£117,846
60% LAR : 40% CIR	10%	£368,215	-£21,363	-£25,521	-£34,039	-£55,331	-£183,092	-£254,069
60% LAR : 40% CIR	15%	£212,608	-£159,319	-£163,464	-£171,954	-£193,180	-£320,532	-£391,284
60% LAR : 40% CIR	**16%**	**£181,376**	**-£187,020**	**-£191,162**	**-£199,647**	**-£220,860**	**-£348,136**	**-£418,844**
60% LAR : 40% CIR	20%	£56,081	-£298,187	-£302,321	-£310,786	-£331,950	-£458,934	-£529,480
60% LAR : 40% CIR	25%	-£101,355	-£437,960	-£442,082	-£450,525	-£471,634	-£598,287	-£668,650
60% LAR : 40% CIR	30%	-£259,694	-£578,628	-£582,741	-£591,165	-£612,224	-£738,584	-£808,783
60% LAR : 40% CIR	35%	-£418,925	-£720,183	-£724,288	-£732,695	-£753,712	-£879,815	-£949,872
60% LAR : 40% CIR	40%	-£579,041	-£862,617	-£866,715	-£875,107	-£896,087	-£1,021,971	-£1,095,716
60% LAR : 40% CIR	45%	-£740,032	-£1,005,920	-£1,010,013	-£1,018,393	-£1,039,343	-£1,174,605	-£1,249,932
60% LAR : 40% CIR	50%	-£901,891	-£1,158,471	-£1,162,881	-£1,171,910	-£1,194,481	-£1,329,910	-£1,405,149

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£981,477	£556,614	£552,425	£543,845	£522,397	£393,708	£322,213
60% LAR : 40% CIR	5%	£827,733	£420,508	£416,336	£407,788	£386,421	£258,215	£186,990
60% LAR : 40% CIR	10%	£673,052	£283,473	£279,316	£270,798	£249,505	£121,745	£50,768
60% LAR : 40% CIR	15%	£517,445	£145,518	£141,372	£132,883	£111,657	-£15,696	-£86,447
60% LAR : 40% CIR	**16%**	**£486,212**	**£117,816**	**£113,674**	**£105,189**	**£83,977**	**-£43,299**	**-£114,008**
60% LAR : 40% CIR	20%	£360,918	£6,649	£2,516	-£5,950	-£27,114	-£154,097	-£224,644
60% LAR : 40% CIR	25%	£203,481	-£133,123	-£137,246	-£145,689	-£166,798	-£293,450	-£363,814
60% LAR : 40% CIR	30%	£45,142	-£273,792	-£277,905	-£286,328	-£307,388	-£433,747	-£503,947
60% LAR : 40% CIR	35%	-£114,089	-£415,347	-£419,451	-£427,859	-£448,875	-£574,979	-£645,036
60% LAR : 40% CIR	40%	-£274,205	-£557,781	-£561,879	-£570,271	-£591,251	-£717,135	-£790,879
60% LAR : 40% CIR	45%	-£435,195	-£701,084	-£705,176	-£713,557	-£734,506	-£869,769	-£945,095
60% LAR : 40% CIR	50%	-£597,055	-£853,635	-£858,045	-£867,073	-£889,645	-£1,025,074	-£1,100,313

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,341,822	£916,959	£912,770	£904,191	£882,743	£754,053	£682,558
60% LAR : 40% CIR	5%	£1,188,078	£780,853	£776,682	£768,134	£746,766	£618,561	£547,336
60% LAR : 40% CIR	10%	£1,033,397	£643,818	£639,661	£631,143	£609,850	£482,090	£411,113
60% LAR : 40% CIR	15%	£877,790	£505,863	£501,718	£493,228	£472,002	£344,650	£273,898
60% LAR : 40% CIR	**16%**	**£846,557**	**£478,162**	**£474,019**	**£465,534**	**£444,322**	**£317,046**	**£246,337**
60% LAR : 40% CIR	20%	£721,263	£366,994	£362,861	£354,396	£333,232	£206,248	£135,702
60% LAR : 40% CIR	25%	£563,827	£227,222	£223,100	£214,656	£193,547	£66,895	-£3,468
60% LAR : 40% CIR	30%	£405,488	£86,554	£82,441	£74,017	£52,958	-£73,402	-£143,601
60% LAR : 40% CIR	35%	£246,257	-£55,001	-£59,106	-£67,513	-£88,530	-£214,633	-£284,690
60% LAR : 40% CIR	40%	£86,141	-£197,435	-£201,534	-£209,925	-£230,905	-£356,790	-£430,534
60% LAR : 40% CIR	45%	-£74,850	-£340,738	-£344,831	-£353,211	-£374,161	-£509,424	-£584,750
60% LAR : 40% CIR	50%	-£236,709	-£493,289	-£497,699	-£506,728	-£529,299	-£664,728	-£739,967

LB Camden
Local Plan Viability Testing 2025

Resi 4- 10 Flats	

Value Area	**Zone B - £1,100 psf**

No Units	**10**
Site Area	**0.02 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,947,525	£1,518,965	£1,514,777	£1,506,198	£1,484,750	£1,356,059	£1,284,564
60% LAR : 40% CIR	5%	£1,782,224	£1,371,488	£1,367,316	£1,358,768	£1,337,401	£1,209,195	£1,137,970
60% LAR : 40% CIR	10%	£1,615,986	£1,223,081	£1,218,924	£1,210,406	£1,189,113	£1,061,353	£990,375
60% LAR : 40% CIR	15%	£1,448,822	£1,073,753	£1,069,608	£1,061,118	£1,039,893	£912,540	£841,789
60% LAR : 40% CIR	**16%**	**£1,415,278**	**£1,043,778**	**£1,039,636**	**£1,031,151**	**£1,009,938**	**£882,662**	**£811,954**
60% LAR : 40% CIR	20%	£1,280,738	£923,512	£919,380	£910,914	£889,751	£762,767	£692,220
60% LAR : 40% CIR	25%	£1,111,745	£772,368	£768,246	£759,802	£738,693	£612,041	£541,678
60% LAR : 40% CIR	30%	£941,849	£620,328	£616,214	£607,791	£586,731	£460,372	£390,173
60% LAR : 40% CIR	35%	£771,061	£467,401	£463,295	£454,889	£433,871	£307,769	£237,711
60% LAR : 40% CIR	40%	£599,388	£313,595	£309,497	£301,104	£280,124	£154,240	£84,305
60% LAR : 40% CIR	45%	£426,839	£158,919	£154,826	£146,446	£125,496	-£208	-£75,253
60% LAR : 40% CIR	50%	£253,424	£3,382	-£718	-£9,498	-£32,069	-£167,498	-£242,737

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£172,089	-£256,471	-£260,659	-£269,238	-£290,686	-£419,377	-£490,872
60% LAR : 40% CIR	5%	£6,788	-£403,949	-£408,120	-£416,668	-£438,036	-£566,241	-£637,466
60% LAR : 40% CIR	10%	-£159,451	-£552,356	-£556,513	-£565,031	-£586,323	-£714,084	-£785,061
60% LAR : 40% CIR	15%	-£326,615	-£701,684	-£705,828	-£714,319	-£735,544	-£862,896	-£933,647
60% LAR : 40% CIR	**16%**	**-£360,159**	**-£731,658**	**-£735,801**	**-£744,286**	**-£765,498**	**-£892,774**	**-£963,483**
60% LAR : 40% CIR	20%	-£494,698	-£851,924	-£856,057	-£864,523	-£885,686	-£1,012,669	-£1,083,216
60% LAR : 40% CIR	25%	-£663,692	-£1,003,069	-£1,007,191	-£1,015,634	-£1,036,743	-£1,163,395	-£1,233,759
60% LAR : 40% CIR	30%	-£833,588	-£1,155,109	-£1,159,222	-£1,167,645	-£1,188,706	-£1,315,064	-£1,385,264
60% LAR : 40% CIR	35%	-£1,004,376	-£1,308,036	-£1,312,141	-£1,320,548	-£1,341,565	-£1,467,668	-£1,537,725
60% LAR : 40% CIR	40%	-£1,176,048	-£1,461,841	-£1,465,940	-£1,474,332	-£1,495,313	-£1,621,197	-£1,691,132
60% LAR : 40% CIR	45%	-£1,348,597	-£1,616,517	-£1,620,610	-£1,628,990	-£1,649,940	-£1,775,644	-£1,850,690
60% LAR : 40% CIR	50%	-£1,522,013	-£1,772,055	-£1,776,154	-£1,784,934	-£1,807,506	-£1,942,935	-£2,018,174

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£907,780	£479,220	£475,032	£466,453	£445,004	£316,314	£244,819
60% LAR : 40% CIR	5%	£742,479	£331,742	£327,570	£319,023	£297,655	£169,450	£98,225
60% LAR : 40% CIR	10%	£576,240	£183,335	£179,178	£170,660	£149,367	£21,607	-£49,370
60% LAR : 40% CIR	15%	£409,076	£34,007	£29,863	£21,372	£147	-£127,205	-£197,957
60% LAR : 40% CIR	**16%**	**£375,532**	**£4,033**	**-£110**	**-£8,595**	**-£29,807**	**-£157,083**	**-£227,792**
60% LAR : 40% CIR	20%	£240,993	-£116,233	-£120,366	-£128,832	-£149,995	-£276,978	-£347,525
60% LAR : 40% CIR	25%	£71,999	-£267,378	-£271,500	-£279,943	-£301,052	-£427,705	-£498,068
60% LAR : 40% CIR	30%	-£97,897	-£419,418	-£423,531	-£431,955	-£453,015	-£579,374	-£649,573
60% LAR : 40% CIR	35%	-£268,685	-£572,345	-£576,450	-£584,857	-£605,874	-£731,977	-£802,034
60% LAR : 40% CIR	40%	-£440,357	-£726,150	-£730,249	-£738,641	-£759,622	-£885,506	-£955,441
60% LAR : 40% CIR	45%	-£612,906	-£880,826	-£884,919	-£893,299	-£914,249	-£1,039,953	-£1,114,999
60% LAR : 40% CIR	50%	-£786,322	-£1,036,364	-£1,040,463	-£1,049,243	-£1,071,815	-£1,207,244	-£1,282,483

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,212,616	£784,056	£779,868	£771,289	£749,841	£621,150	£549,655
60% LAR : 40% CIR	5%	£1,047,315	£636,579	£632,407	£623,859	£602,492	£474,286	£403,061
60% LAR : 40% CIR	10%	£881,077	£488,172	£484,014	£475,497	£454,204	£326,444	£255,466
60% LAR : 40% CIR	15%	£713,912	£338,844	£334,699	£326,209	£304,984	£177,631	£106,880
60% LAR : 40% CIR	**16%**	**£680,369**	**£308,869**	**£304,727**	**£296,241**	**£275,029**	**£147,753**	**£77,044**
60% LAR : 40% CIR	20%	£545,829	£188,603	£184,471	£176,005	£154,841	£27,858	-£42,689
60% LAR : 40% CIR	25%	£376,836	£37,459	£33,337	£24,893	£3,784	-£122,868	-£193,232
60% LAR : 40% CIR	30%	£206,940	-£114,581	-£118,695	-£127,118	-£148,179	-£274,537	-£344,737
60% LAR : 40% CIR	35%	£36,152	-£267,508	-£271,614	-£280,020	-£301,038	-£427,140	-£497,198
60% LAR : 40% CIR	40%	-£135,521	-£421,314	-£425,412	-£433,805	-£454,785	-£580,669	-£650,604
60% LAR : 40% CIR	45%	-£308,070	-£575,990	-£580,083	-£588,463	-£609,413	-£735,117	-£810,163
60% LAR : 40% CIR	50%	-£481,485	-£731,527	-£735,627	-£744,407	-£766,978	-£902,408	-£977,646

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,572,962	£1,144,402	£1,140,214	£1,131,635	£1,110,186	£981,496	£910,001
60% LAR : 40% CIR	5%	£1,407,660	£996,924	£992,752	£984,205	£962,837	£834,632	£763,407
60% LAR : 40% CIR	10%	£1,241,422	£848,517	£844,360	£835,842	£814,549	£686,789	£615,812
60% LAR : 40% CIR	15%	£1,074,258	£699,189	£695,045	£686,554	£665,329	£537,977	£467,225
60% LAR : 40% CIR	**16%**	**£1,040,714**	**£669,215**	**£665,072**	**£656,587**	**£635,375**	**£508,099**	**£437,390**
60% LAR : 40% CIR	20%	£906,175	£548,949	£544,816	£536,350	£515,187	£388,203	£317,657
60% LAR : 40% CIR	25%	£737,181	£397,804	£393,682	£385,239	£364,130	£237,477	£167,114
60% LAR : 40% CIR	30%	£567,285	£245,764	£241,651	£233,227	£212,167	£85,808	£15,609
60% LAR : 40% CIR	35%	£396,497	£92,837	£88,731	£80,325	£59,308	-£66,795	-£136,853
60% LAR : 40% CIR	40%	£224,825	-£60,969	-£65,067	-£73,459	-£94,440	-£220,324	-£290,259
60% LAR : 40% CIR	45%	£52,276	-£215,645	-£219,737	-£228,118	-£249,067	-£374,771	-£449,817
60% LAR : 40% CIR	50%	-£121,140	-£371,182	-£375,282	-£384,061	-£406,633	-£542,062	-£617,301

LB Camden
Local Plan Viability Testing 2025

Resi 4- 10 Flats	
Value Area	**Zone B - £1,150 psf**

No Units	**10**	
Site Area	**0.02 Ha**	
Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,178,664	£1,746,409	£1,742,220	£1,733,641	£1,712,193	£1,583,502	£1,512,008
60% LAR : 40% CIR	5%	£2,001,806	£1,587,560	£1,583,387	£1,574,840	£1,553,472	£1,425,267	£1,354,041
60% LAR : 40% CIR	10%	£1,824,012	£1,427,780	£1,423,622	£1,415,105	£1,393,812	£1,266,052	£1,195,074
60% LAR : 40% CIR	15%	£1,645,289	£1,267,080	£1,262,935	£1,254,445	£1,233,220	£1,105,866	£1,035,116
60% LAR : 40% CIR	**16%**	**£1,609,434**	**£1,234,830**	**£1,230,687**	**£1,222,202**	**£1,200,990**	**£1,073,714**	**£1,003,005**
60% LAR : 40% CIR	20%	£1,465,649	£1,105,467	£1,101,334	£1,092,869	£1,071,705	£944,721	£874,174
60% LAR : 40% CIR	25%	£1,285,098	£942,950	£938,828	£930,384	£909,276	£782,623	£712,261
60% LAR : 40% CIR	30%	£1,103,646	£779,538	£775,425	£767,001	£745,941	£619,581	£549,382
60% LAR : 40% CIR	35%	£921,302	£615,238	£611,134	£602,726	£581,710	£455,606	£385,549
60% LAR : 40% CIR	40%	£738,071	£450,061	£445,962	£437,570	£416,589	£290,706	£220,770
60% LAR : 40% CIR	45%	£553,966	£284,013	£279,920	£271,540	£250,590	£124,889	£55,055
60% LAR : 40% CIR	50%	£368,993	£117,103	£113,014	£104,644	£83,719	-£44,832	-£120,070

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£403,228	-£29,027	-£33,216	-£41,796	-£63,244	-£191,934	-£263,428
60% LAR : 40% CIR	5%	£226,370	-£187,877	-£192,050	-£200,596	-£221,964	-£350,169	-£421,395
60% LAR : 40% CIR	10%	£48,575	-£347,657	-£351,814	-£360,332	-£381,625	-£509,385	-£580,362
60% LAR : 40% CIR	15%	-£130,147	-£508,357	-£512,501	-£520,992	-£542,217	-£669,570	-£740,320
60% LAR : 40% CIR	**16%**	**-£166,002**	**-£540,607**	**-£544,749**	**-£553,234**	**-£574,447**	**-£701,722**	**-£772,431**
60% LAR : 40% CIR	20%	-£309,787	-£669,969	-£674,102	-£682,568	-£703,732	-£830,715	-£901,262
60% LAR : 40% CIR	25%	-£490,338	-£832,486	-£836,608	-£845,052	-£866,161	-£992,813	-£1,063,176
60% LAR : 40% CIR	30%	-£671,790	-£995,898	-£1,000,012	-£1,008,435	-£1,029,496	-£1,155,855	-£1,226,054
60% LAR : 40% CIR	35%	-£854,135	-£1,160,198	-£1,164,303	-£1,172,710	-£1,193,727	-£1,319,830	-£1,389,887
60% LAR : 40% CIR	40%	-£1,037,365	-£1,325,376	-£1,329,474	-£1,337,867	-£1,358,847	-£1,484,730	-£1,554,666
60% LAR : 40% CIR	45%	-£1,221,470	-£1,491,424	-£1,495,516	-£1,503,897	-£1,524,846	-£1,650,547	-£1,720,381
60% LAR : 40% CIR	50%	-£1,406,443	-£1,658,333	-£1,662,422	-£1,670,792	-£1,691,717	-£1,820,269	-£1,895,506

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,138,919	£706,664	£702,475	£693,895	£672,447	£543,756	£472,263
60% LAR : 40% CIR	5%	£962,061	£547,814	£543,641	£535,095	£513,727	£385,521	£314,296
60% LAR : 40% CIR	10%	£784,266	£388,034	£383,877	£375,359	£354,066	£226,306	£155,329
60% LAR : 40% CIR	15%	£605,544	£227,334	£223,190	£214,699	£193,474	£66,121	-£4,630
60% LAR : 40% CIR	**16%**	**£569,689**	**£195,084**	**£190,942**	**£182,457**	**£161,244**	**£33,968**	**-£36,740**
60% LAR : 40% CIR	20%	£425,904	£65,722	£61,588	£53,123	£31,959	-£95,024	-£165,571
60% LAR : 40% CIR	25%	£245,353	-£96,795	-£100,917	-£109,361	-£130,470	-£257,122	-£327,485
60% LAR : 40% CIR	30%	£63,901	-£260,208	-£264,321	-£272,744	-£293,805	-£420,164	-£490,364
60% LAR : 40% CIR	35%	-£118,444	-£424,507	-£428,612	-£437,019	-£458,036	-£584,139	-£654,196
60% LAR : 40% CIR	40%	-£301,674	-£589,685	-£593,783	-£602,176	-£623,156	-£749,039	-£818,975
60% LAR : 40% CIR	45%	-£485,779	-£755,733	-£759,825	-£768,206	-£789,155	-£914,856	-£984,690
60% LAR : 40% CIR	50%	-£670,752	-£922,642	-£926,731	-£935,101	-£956,026	-£1,084,578	-£1,159,816

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,443,755	£1,011,500	£1,007,311	£998,732	£977,283	£848,593	£777,099
60% LAR : 40% CIR	5%	£1,266,897	£852,650	£848,478	£839,931	£818,563	£690,358	£619,132
60% LAR : 40% CIR	10%	£1,089,103	£692,871	£688,713	£680,196	£658,903	£531,142	£460,165
60% LAR : 40% CIR	15%	£910,380	£532,170	£528,026	£519,536	£498,311	£370,957	£300,207
60% LAR : 40% CIR	**16%**	**£874,525**	**£499,921**	**£495,778**	**£487,293**	**£466,081**	**£338,805**	**£268,096**
60% LAR : 40% CIR	20%	£730,740	£370,558	£366,425	£357,960	£336,796	£209,812	£139,265
60% LAR : 40% CIR	25%	£550,189	£208,041	£203,919	£195,475	£174,366	£47,714	-£22,648
60% LAR : 40% CIR	30%	£368,737	£44,629	£40,516	£32,092	£11,032	-£115,328	-£185,527
60% LAR : 40% CIR	35%	£186,393	-£119,671	-£123,776	-£132,183	-£153,199	-£279,303	-£349,360
60% LAR : 40% CIR	40%	£3,162	-£284,848	-£288,947	-£297,339	-£318,320	-£444,203	-£514,139
60% LAR : 40% CIR	45%	-£180,943	-£450,896	-£454,989	-£463,369	-£484,319	-£610,020	-£679,854
60% LAR : 40% CIR	50%	-£365,916	-£617,806	-£621,895	-£630,265	-£651,190	-£779,741	-£854,979

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,804,101	£1,371,845	£1,367,656	£1,359,077	£1,337,629	£1,208,938	£1,137,444
60% LAR : 40% CIR	5%	£1,627,243	£1,212,996	£1,208,823	£1,200,276	£1,178,909	£1,050,703	£979,477
60% LAR : 40% CIR	10%	£1,449,448	£1,053,216	£1,049,059	£1,040,541	£1,019,248	£891,488	£820,511
60% LAR : 40% CIR	15%	£1,270,726	£892,516	£888,372	£879,881	£858,656	£731,303	£660,552
60% LAR : 40% CIR	**16%**	**£1,234,871**	**£860,266**	**£856,124**	**£847,639**	**£826,426**	**£699,150**	**£628,442**
60% LAR : 40% CIR	20%	£1,091,085	£730,904	£726,770	£718,305	£697,141	£570,157	£499,611
60% LAR : 40% CIR	25%	£910,535	£568,386	£564,264	£555,821	£534,712	£408,060	£337,697
60% LAR : 40% CIR	30%	£729,082	£404,974	£400,861	£392,438	£371,377	£245,018	£174,818
60% LAR : 40% CIR	35%	£546,738	£240,674	£236,570	£228,163	£207,146	£81,042	£10,986
60% LAR : 40% CIR	40%	£363,508	£75,497	£71,399	£63,006	£42,026	-£83,857	-£153,793
60% LAR : 40% CIR	45%	£179,403	-£90,551	-£94,643	-£103,024	-£123,974	-£249,674	-£319,508
60% LAR : 40% CIR	50%	-£5,570	-£257,460	-£261,549	-£269,919	-£290,845	-£419,396	-£494,634

LB Camden
Local Plan Viability Testing 2025

Resi 4- 10 Flats	
Value Area	Zone B - £1,200 psf

No Units	10
Site Area	0.02 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,409,803	£1,973,852	£1,969,664	£1,961,084	£1,939,636	£1,810,946	£1,739,451
60% LAR : 40% CIR	5%	£2,221,387	£1,803,630	£1,799,457	£1,790,911	£1,769,543	£1,641,338	£1,570,112
60% LAR : 40% CIR	10%	£2,032,037	£1,632,479	£1,628,320	£1,619,804	£1,598,511	£1,470,750	£1,399,773
60% LAR : 40% CIR	15%	£1,841,758	£1,460,407	£1,456,261	£1,447,772	£1,426,546	£1,299,193	£1,228,442
60% LAR : 40% CIR	**16%**	**£1,803,591**	**£1,425,882**	**£1,421,740**	**£1,413,255**	**£1,392,042**	**£1,264,767**	**£1,194,058**
60% LAR : 40% CIR	20%	£1,650,561	£1,287,421	£1,283,289	£1,274,823	£1,253,659	£1,126,675	£1,056,129
60% LAR : 40% CIR	25%	£1,458,453	£1,113,532	£1,109,410	£1,100,967	£1,079,858	£953,205	£882,843
60% LAR : 40% CIR	30%	£1,265,443	£938,748	£934,635	£926,211	£905,151	£778,792	£708,592
60% LAR : 40% CIR	35%	£1,071,542	£763,077	£758,971	£750,565	£729,547	£603,445	£533,387
60% LAR : 40% CIR	40%	£876,755	£586,526	£582,428	£574,036	£553,055	£427,172	£357,237
60% LAR : 40% CIR	45%	£681,093	£409,106	£405,014	£396,633	£375,684	£249,983	£180,149
60% LAR : 40% CIR	50%	£484,563	£230,825	£226,736	£218,366	£197,440	£71,887	£2,134

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£634,366	£198,415	£194,227	£185,648	£164,200	£35,509	-£35,986
60% LAR : 40% CIR	5%	£445,951	£28,194	£24,021	£15,474	-£5,893	-£134,099	-£205,325
60% LAR : 40% CIR	10%	£256,600	-£142,958	-£147,116	-£155,633	-£176,926	-£304,686	-£375,663
60% LAR : 40% CIR	15%	£66,322	-£315,030	-£319,175	-£327,665	-£348,891	-£476,243	-£546,995
60% LAR : 40% CIR	**16%**	**£28,155**	**-£349,554**	**-£353,696**	**-£362,182**	**-£383,394**	**-£510,670**	**-£581,379**
60% LAR : 40% CIR	20%	-£124,876	-£488,015	-£492,147	-£500,614	-£521,778	-£648,761	-£719,308
60% LAR : 40% CIR	25%	-£316,984	-£661,904	-£666,026	-£674,470	-£695,579	-£822,231	-£892,593
60% LAR : 40% CIR	30%	-£509,993	-£836,688	-£840,801	-£849,226	-£870,285	-£996,645	-£1,066,844
60% LAR : 40% CIR	35%	-£703,895	-£1,012,360	-£1,016,465	-£1,024,872	-£1,045,889	-£1,171,992	-£1,242,049
60% LAR : 40% CIR	40%	-£898,681	-£1,188,910	-£1,193,009	-£1,201,400	-£1,222,381	-£1,348,265	-£1,418,199
60% LAR : 40% CIR	45%	-£1,094,343	-£1,366,330	-£1,370,423	-£1,378,803	-£1,399,753	-£1,525,453	-£1,595,287
60% LAR : 40% CIR	50%	-£1,290,873	-£1,544,611	-£1,548,700	-£1,557,070	-£1,577,996	-£1,703,550	-£1,773,302

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,370,057	£934,106	£929,918	£921,339	£899,891	£771,200	£699,705
60% LAR : 40% CIR	5%	£1,181,642	£763,885	£759,712	£751,165	£729,798	£601,592	£530,366
60% LAR : 40% CIR	10%	£992,291	£592,733	£588,575	£580,058	£558,765	£431,005	£360,028
60% LAR : 40% CIR	15%	£802,013	£420,661	£416,516	£408,026	£386,800	£259,448	£188,696
60% LAR : 40% CIR	**16%**	**£763,846**	**£386,137**	**£381,994**	**£373,509**	**£352,297**	**£225,021**	**£154,312**
60% LAR : 40% CIR	20%	£610,815	£247,676	£243,544	£235,077	£213,913	£86,930	£16,383
60% LAR : 40% CIR	25%	£418,707	£73,787	£69,665	£61,221	£40,112	-£86,540	-£156,902
60% LAR : 40% CIR	30%	£225,698	-£100,997	-£105,110	-£113,535	-£134,594	-£260,954	-£331,153
60% LAR : 40% CIR	35%	£31,796	-£276,669	-£280,774	-£289,181	-£310,198	-£436,301	-£506,359
60% LAR : 40% CIR	40%	-£162,990	-£453,219	-£457,318	-£465,709	-£486,691	-£612,574	-£682,509
60% LAR : 40% CIR	45%	-£358,652	-£630,639	-£634,732	-£643,112	-£664,062	-£789,763	-£859,596
60% LAR : 40% CIR	50%	-£555,182	-£808,920	-£813,009	-£821,379	-£842,306	-£967,859	-£1,037,611

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,674,894	£1,238,943	£1,234,755	£1,226,175	£1,204,727	£1,076,036	£1,004,542
60% LAR : 40% CIR	5%	£1,486,478	£1,068,721	£1,064,548	£1,056,002	£1,034,634	£906,429	£835,203
60% LAR : 40% CIR	10%	£1,297,128	£897,569	£893,411	£884,894	£863,602	£735,841	£664,864
60% LAR : 40% CIR	15%	£1,106,849	£725,497	£721,352	£712,863	£691,637	£564,284	£493,533
60% LAR : 40% CIR	**16%**	**£1,068,682**	**£690,973**	**£686,831**	**£678,346**	**£657,133**	**£529,857**	**£459,149**
60% LAR : 40% CIR	20%	£915,652	£552,512	£548,380	£539,914	£518,750	£391,766	£321,219
60% LAR : 40% CIR	25%	£723,544	£378,623	£374,501	£366,058	£344,949	£218,296	£147,934
60% LAR : 40% CIR	30%	£530,534	£203,839	£199,726	£191,302	£170,242	£43,883	-£26,317
60% LAR : 40% CIR	35%	£336,633	£28,167	£24,062	£15,656	-£5,362	-£131,465	-£201,522
60% LAR : 40% CIR	40%	£141,846	-£148,383	-£152,481	-£160,873	-£181,854	-£307,737	-£377,672
60% LAR : 40% CIR	45%	-£53,816	-£325,803	-£329,895	-£338,276	-£359,225	-£484,926	-£554,760
60% LAR : 40% CIR	50%	-£250,346	-£504,084	-£508,173	-£516,543	-£537,469	-£663,022	-£732,775

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,035,239	£1,599,288	£1,595,100	£1,586,521	£1,565,072	£1,436,382	£1,364,887
60% LAR : 40% CIR	5%	£1,846,824	£1,429,067	£1,424,894	£1,416,347	£1,394,980	£1,266,774	£1,195,548
60% LAR : 40% CIR	10%	£1,657,473	£1,257,915	£1,253,757	£1,245,240	£1,223,947	£1,096,187	£1,025,210
60% LAR : 40% CIR	15%	£1,467,194	£1,085,843	£1,081,698	£1,073,208	£1,051,982	£924,630	£853,878
60% LAR : 40% CIR	**16%**	**£1,429,027**	**£1,051,319**	**£1,047,176**	**£1,038,691**	**£1,017,479**	**£890,203**	**£819,494**
60% LAR : 40% CIR	20%	£1,275,997	£912,858	£908,725	£900,259	£879,095	£752,112	£681,565
60% LAR : 40% CIR	25%	£1,083,889	£738,969	£734,847	£726,403	£705,294	£578,642	£508,279
60% LAR : 40% CIR	30%	£890,880	£564,185	£560,072	£551,647	£530,588	£404,228	£334,029
60% LAR : 40% CIR	35%	£696,978	£388,513	£384,407	£376,001	£354,984	£228,881	£158,823
60% LAR : 40% CIR	40%	£502,192	£211,963	£207,864	£199,473	£178,491	£52,608	-£17,327
60% LAR : 40% CIR	45%	£306,529	£34,543	£30,450	£22,070	£1,120	-£124,581	-£194,414
60% LAR : 40% CIR	50%	£109,999	-£143,738	-£147,827	-£156,197	-£177,124	-£302,677	-£372,429

LB Camden
Local Plan Viability Testing 2025

Resi 4- 10 Flats			Value Area	Zone B - £1,250 psf
No Units	10		Sales value inflation	Growth
Site Area	0.02 Ha		Build cost inflation	Growth
			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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,640,942	£2,201,295	£2,197,106	£2,188,527	£2,167,079	£2,038,388	£1,966,894
60% LAR : 40% CIR	5%	£2,440,969	£2,019,701	£2,015,528	£2,006,982	£1,985,614	£1,857,408	£1,786,183
60% LAR : 40% CIR	10%	£2,240,062	£1,837,177	£1,833,019	£1,824,502	£1,803,209	£1,675,449	£1,604,472
60% LAR : 40% CIR	15%	£2,038,226	£1,653,733	£1,649,588	£1,641,098	£1,619,873	£1,492,520	£1,421,769
60% LAR : 40% CIR	**16%**	**£1,997,749**	**£1,616,934**	**£1,612,791**	**£1,604,307**	**£1,583,094**	**£1,455,818**	**£1,385,109**
60% LAR : 40% CIR	20%	£1,835,471	£1,469,376	£1,465,243	£1,456,778	£1,435,614	£1,308,630	£1,238,084
60% LAR : 40% CIR	25%	£1,631,807	£1,284,114	£1,279,992	£1,271,549	£1,250,440	£1,123,788	£1,053,425
60% LAR : 40% CIR	30%	£1,427,242	£1,097,958	£1,093,845	£1,085,421	£1,064,362	£938,002	£867,803
60% LAR : 40% CIR	35%	£1,221,782	£910,914	£906,809	£898,402	£877,386	£751,282	£681,225
60% LAR : 40% CIR	40%	£1,015,438	£722,992	£718,894	£710,502	£689,522	£563,637	£493,703
60% LAR : 40% CIR	45%	£808,219	£534,200	£530,108	£521,727	£500,777	£375,077	£305,243
60% LAR : 40% CIR	50%	£600,133	£344,546	£340,458	£332,087	£311,162	£185,608	£115,856

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£865,506	£425,859	£421,670	£413,091	£391,642	£262,952	£191,458
60% LAR : 40% CIR	5%	£665,533	£244,265	£240,092	£231,545	£210,178	£81,972	£10,747
60% LAR : 40% CIR	10%	£464,625	£61,741	£57,583	£49,066	£27,772	-£99,987	-£170,964
60% LAR : 40% CIR	15%	£262,789	-£121,704	-£125,848	-£134,339	-£155,564	-£282,916	-£353,668
60% LAR : 40% CIR	**16%**	**£222,312**	**-£158,502**	**-£162,645**	**-£171,129**	**-£192,342**	**-£319,618**	**-£390,327**
60% LAR : 40% CIR	20%	£60,035	-£306,061	-£310,193	-£318,658	-£339,823	-£466,806	-£537,353
60% LAR : 40% CIR	25%	-£143,629	-£491,322	-£495,444	-£503,887	-£524,996	-£651,649	-£722,011
60% LAR : 40% CIR	30%	-£348,195	-£677,479	-£681,591	-£690,015	-£711,075	-£837,434	-£907,634
60% LAR : 40% CIR	35%	-£553,654	-£864,522	-£868,627	-£877,034	-£898,051	-£1,024,154	-£1,094,211
60% LAR : 40% CIR	40%	-£759,998	-£1,052,445	-£1,056,542	-£1,064,934	-£1,085,915	-£1,211,799	-£1,281,734
60% LAR : 40% CIR	45%	-£967,218	-£1,241,236	-£1,245,329	-£1,253,709	-£1,274,659	-£1,400,360	-£1,470,194
60% LAR : 40% CIR	50%	-£1,175,304	-£1,430,890	-£1,434,978	-£1,443,349	-£1,464,275	-£1,589,828	-£1,659,580

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,601,196	£1,161,550	£1,157,361	£1,148,782	£1,127,333	£998,643	£927,149
60% LAR : 40% CIR	5%	£1,401,224	£979,956	£975,783	£967,236	£945,868	£817,663	£746,438
60% LAR : 40% CIR	10%	£1,200,316	£797,432	£793,274	£784,757	£763,463	£635,704	£564,727
60% LAR : 40% CIR	15%	£998,480	£613,987	£609,843	£601,352	£580,127	£452,775	£382,023
60% LAR : 40% CIR	**16%**	**£958,003**	**£577,189**	**£573,046**	**£564,562**	**£543,349**	**£416,073**	**£345,364**
60% LAR : 40% CIR	20%	£795,726	£429,630	£425,498	£417,032	£395,868	£268,885	£198,338
60% LAR : 40% CIR	25%	£592,062	£244,369	£240,247	£231,803	£210,695	£84,042	£13,680
60% LAR : 40% CIR	30%	£387,496	£58,212	£54,100	£45,675	£24,616	-£101,744	-£171,943
60% LAR : 40% CIR	35%	£182,036	-£128,831	-£132,936	-£141,343	-£162,360	-£288,463	-£358,520
60% LAR : 40% CIR	40%	-£24,307	-£316,754	-£320,851	-£329,244	-£350,224	-£476,108	-£546,043
60% LAR : 40% CIR	45%	-£231,527	-£505,545	-£509,638	-£518,018	-£538,968	-£664,669	-£734,503
60% LAR : 40% CIR	50%	-£439,613	-£695,199	-£699,287	-£707,658	-£728,584	-£854,137	-£923,889

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,906,033	£1,466,386	£1,462,197	£1,453,618	£1,432,170	£1,303,479	£1,231,985
60% LAR : 40% CIR	5%	£1,706,060	£1,284,792	£1,280,619	£1,272,072	£1,250,705	£1,122,499	£1,051,274
60% LAR : 40% CIR	10%	£1,505,152	£1,102,268	£1,098,110	£1,089,593	£1,068,299	£940,540	£869,563
60% LAR : 40% CIR	15%	£1,303,317	£918,823	£914,679	£906,189	£884,964	£757,611	£686,860
60% LAR : 40% CIR	**16%**	**£1,262,840**	**£882,025**	**£877,882**	**£869,398**	**£848,185**	**£720,909**	**£650,200**
60% LAR : 40% CIR	20%	£1,100,562	£734,466	£730,334	£721,869	£700,705	£573,721	£503,175
60% LAR : 40% CIR	25%	£896,898	£549,205	£545,083	£536,640	£515,531	£388,878	£318,516
60% LAR : 40% CIR	30%	£692,333	£363,049	£358,936	£350,512	£329,452	£203,093	£132,893
60% LAR : 40% CIR	35%	£486,873	£176,005	£171,900	£163,493	£142,477	£16,373	-£53,684
60% LAR : 40% CIR	40%	£280,529	-£11,917	-£16,015	-£24,407	-£45,388	-£171,272	-£241,207
60% LAR : 40% CIR	45%	£73,310	-£200,709	-£204,802	-£213,182	-£234,132	-£359,832	-£429,666
60% LAR : 40% CIR	50%	-£134,776	-£390,363	-£394,451	-£402,822	-£423,747	-£549,301	-£619,053

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,266,378	£1,826,732	£1,822,543	£1,813,963	£1,792,515	£1,663,825	£1,592,331
60% LAR : 40% CIR	5%	£2,066,406	£1,645,137	£1,640,965	£1,632,418	£1,611,050	£1,482,845	£1,411,620
60% LAR : 40% CIR	10%	£1,865,498	£1,462,614	£1,458,455	£1,449,939	£1,428,645	£1,300,886	£1,229,908
60% LAR : 40% CIR	15%	£1,663,662	£1,279,169	£1,275,025	£1,266,534	£1,245,309	£1,117,957	£1,047,205
60% LAR : 40% CIR	**16%**	**£1,623,185**	**£1,242,370**	**£1,238,228**	**£1,229,744**	**£1,208,530**	**£1,081,254**	**£1,010,546**
60% LAR : 40% CIR	20%	£1,460,908	£1,094,812	£1,090,679	£1,082,214	£1,061,050	£934,067	£863,520
60% LAR : 40% CIR	25%	£1,257,243	£909,551	£905,429	£896,985	£875,876	£749,224	£678,862
60% LAR : 40% CIR	30%	£1,052,678	£723,394	£719,282	£710,857	£689,798	£563,438	£493,239
60% LAR : 40% CIR	35%	£847,218	£536,350	£532,246	£523,839	£502,822	£376,718	£306,662
60% LAR : 40% CIR	40%	£640,875	£348,428	£344,331	£335,938	£314,958	£189,074	£119,139
60% LAR : 40% CIR	45%	£433,655	£159,636	£155,544	£147,163	£126,214	£513	-£69,321
60% LAR : 40% CIR	50%	£225,569	-£30,018	-£34,106	-£42,477	-£63,402	-£188,955	-£258,707

LB Camden
Local Plan Viability Testing 2025

Resi 4- 10 Flats		**Value Area**	**Zone B - £1,300 psf**

No Units	**10**	**Sales value inflation**		**Growth**
Site Area	**0.02 Ha**	**Build cost inflation**		**Growth**
		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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,872,081	£2,428,738	£2,424,550	£2,415,971	£2,394,521	£2,265,832	£2,194,337
60% LAR : 40% CIR	5%	£2,660,551	£2,235,772	£2,231,599	£2,223,052	£2,201,685	£2,073,479	£2,002,254
60% LAR : 40% CIR	10%	£2,448,086	£2,041,876	£2,037,718	£2,029,201	£2,007,907	£1,880,148	£1,809,170
60% LAR : 40% CIR	15%	£2,234,694	£1,847,060	£1,842,914	£1,834,425	£1,813,199	£1,685,846	£1,615,095
60% LAR : 40% CIR	**16%**	**£2,191,906**	**£1,807,987**	**£1,803,844**	**£1,795,359**	**£1,774,147**	**£1,646,871**	**£1,576,162**
60% LAR : 40% CIR	20%	£2,020,383	£1,651,331	£1,647,197	£1,638,732	£1,617,568	£1,490,584	£1,420,038
60% LAR : 40% CIR	25%	£1,805,162	£1,454,697	£1,450,575	£1,442,131	£1,421,022	£1,294,370	£1,224,007
60% LAR : 40% CIR	30%	£1,589,039	£1,257,168	£1,253,055	£1,244,631	£1,223,572	£1,097,212	£1,027,013
60% LAR : 40% CIR	35%	£1,372,022	£1,058,752	£1,054,647	£1,046,241	£1,025,223	£899,120	£829,063
60% LAR : 40% CIR	40%	£1,154,122	£859,458	£855,360	£846,967	£825,987	£700,103	£630,168
60% LAR : 40% CIR	45%	£935,346	£659,294	£655,201	£646,821	£625,871	£500,170	£430,337
60% LAR : 40% CIR	50%	£715,701	£458,268	£454,179	£445,809	£424,883	£299,329	£229,578

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,096,645	£653,302	£649,114	£640,534	£619,085	£490,395	£418,901
60% LAR : 40% CIR	5%	£885,115	£460,335	£456,163	£447,616	£426,248	£298,043	£226,818
60% LAR : 40% CIR	10%	£672,650	£266,440	£262,282	£253,765	£232,471	£104,712	£33,734
60% LAR : 40% CIR	15%	£459,258	£71,623	£67,478	£58,988	£37,762	-£89,590	-£160,342
60% LAR : 40% CIR	**16%**	**£416,469**	**£32,550**	**£28,408**	**£19,923**	**-£1,290**	**-£128,566**	**-£199,274**
60% LAR : 40% CIR	20%	£244,946	-£124,106	-£128,239	-£136,704	-£157,868	-£284,852	-£355,399
60% LAR : 40% CIR	25%	£29,725	-£320,740	-£324,862	-£333,305	-£354,414	-£481,067	-£551,429
60% LAR : 40% CIR	30%	-£186,397	-£518,268	-£522,382	-£530,805	-£551,865	-£678,224	-£748,423
60% LAR : 40% CIR	35%	-£403,414	-£716,684	-£720,789	-£729,196	-£750,213	-£876,316	-£946,374
60% LAR : 40% CIR	40%	-£621,314	-£915,978	-£920,076	-£928,469	-£949,449	-£1,075,333	-£1,145,268
60% LAR : 40% CIR	45%	-£840,091	-£1,116,143	-£1,120,235	-£1,128,616	-£1,149,565	-£1,275,266	-£1,345,100
60% LAR : 40% CIR	50%	-£1,059,735	-£1,317,169	-£1,321,258	-£1,329,627	-£1,350,553	-£1,476,107	-£1,545,858

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,832,336	£1,388,992	£1,384,804	£1,376,225	£1,354,776	£1,226,086	£1,154,591
60% LAR : 40% CIR	5%	£1,620,806	£1,196,026	£1,191,853	£1,183,307	£1,161,939	£1,033,734	£962,509
60% LAR : 40% CIR	10%	£1,408,341	£1,002,131	£997,973	£989,456	£968,162	£840,403	£769,424
60% LAR : 40% CIR	15%	£1,194,949	£807,314	£803,169	£794,679	£773,453	£646,101	£575,349
60% LAR : 40% CIR	**16%**	**£1,152,160**	**£768,241**	**£764,099**	**£755,614**	**£734,401**	**£607,125**	**£536,417**
60% LAR : 40% CIR	20%	£980,637	£611,585	£607,452	£598,987	£577,822	£450,839	£380,292
60% LAR : 40% CIR	25%	£765,416	£414,951	£410,829	£402,386	£381,277	£254,624	£184,262
60% LAR : 40% CIR	30%	£549,293	£217,422	£213,309	£204,886	£183,826	£57,467	-£12,733
60% LAR : 40% CIR	35%	£332,277	£19,007	£14,901	£6,495	-£14,522	-£140,625	-£210,683
60% LAR : 40% CIR	40%	£114,377	-£180,287	-£184,385	-£192,778	-£213,758	-£339,643	-£409,577
60% LAR : 40% CIR	45%	-£104,400	-£380,452	-£384,544	-£392,925	-£413,874	-£539,575	-£609,409
60% LAR : 40% CIR	50%	-£324,044	-£581,478	-£585,567	-£593,937	-£614,862	-£740,416	-£810,167

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,137,172	£1,693,829	£1,689,641	£1,681,062	£1,659,612	£1,530,923	£1,459,428
60% LAR : 40% CIR	5%	£1,925,642	£1,500,863	£1,496,690	£1,488,143	£1,466,776	£1,338,570	£1,267,345
60% LAR : 40% CIR	10%	£1,713,177	£1,306,967	£1,302,809	£1,294,292	£1,272,998	£1,145,239	£1,074,261
60% LAR : 40% CIR	15%	£1,499,785	£1,112,150	£1,108,005	£1,099,516	£1,078,290	£950,937	£880,186
60% LAR : 40% CIR	**16%**	**£1,456,996**	**£1,073,077**	**£1,068,935**	**£1,060,450**	**£1,039,238**	**£911,962**	**£841,253**
60% LAR : 40% CIR	20%	£1,285,474	£916,422	£912,288	£903,823	£882,659	£755,675	£685,129
60% LAR : 40% CIR	25%	£1,070,252	£719,788	£715,666	£707,222	£686,113	£559,461	£489,098
60% LAR : 40% CIR	30%	£854,130	£522,259	£518,146	£509,722	£488,663	£362,303	£292,104
60% LAR : 40% CIR	35%	£637,113	£323,843	£319,738	£311,332	£290,314	£164,211	£94,154
60% LAR : 40% CIR	40%	£419,213	£124,549	£120,451	£112,058	£91,078	-£34,806	-£104,741
60% LAR : 40% CIR	45%	£200,436	-£75,615	-£79,708	-£88,088	-£109,038	-£234,739	-£304,573
60% LAR : 40% CIR	50%	-£19,208	-£276,641	-£280,730	-£289,100	-£310,026	-£435,580	-£505,331

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,497,518	£2,054,174	£2,049,986	£2,041,407	£2,019,958	£1,891,268	£1,819,773
60% LAR : 40% CIR	5%	£2,285,988	£1,861,208	£1,857,035	£1,848,489	£1,827,121	£1,698,916	£1,627,691
60% LAR : 40% CIR	10%	£2,073,523	£1,667,313	£1,663,154	£1,654,638	£1,633,344	£1,505,585	£1,434,606
60% LAR : 40% CIR	15%	£1,860,131	£1,472,496	£1,468,351	£1,459,861	£1,438,635	£1,311,283	£1,240,531
60% LAR : 40% CIR	**16%**	**£1,817,342**	**£1,433,423**	**£1,429,280**	**£1,420,795**	**£1,399,583**	**£1,272,307**	**£1,201,598**
60% LAR : 40% CIR	20%	£1,645,819	£1,276,767	£1,272,634	£1,264,168	£1,243,004	£1,116,021	£1,045,474
60% LAR : 40% CIR	25%	£1,430,598	£1,080,133	£1,076,011	£1,067,567	£1,046,459	£919,806	£849,444
60% LAR : 40% CIR	30%	£1,214,475	£882,604	£878,491	£870,068	£849,008	£722,649	£652,449
60% LAR : 40% CIR	35%	£997,458	£684,189	£680,083	£671,677	£650,659	£524,557	£454,499
60% LAR : 40% CIR	40%	£779,559	£484,895	£480,796	£472,404	£451,423	£325,539	£255,604
60% LAR : 40% CIR	45%	£560,782	£284,730	£280,638	£272,257	£251,308	£125,607	£55,773
60% LAR : 40% CIR	50%	£341,138	£83,704	£79,615	£71,245	£50,320	-£75,234	-£144,986

LB Camden
Local Plan Viability Testing 2025

Resi 5- 13 Flats

Value Area	**Zone B - £900 psf**

No Units	**13**
Site Area	**0.03 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon**
	0%	£1,057,920	£495,755	£490,308	£478,412	£448,670	£270,219	£171,081
60% LAR : 40% CIR	5%	£904,253	£365,596	£360,170	£348,319	£318,689	£140,911	£42,145
60% LAR : 40% CIR	10%	£749,289	£234,148	£228,742	£216,931	£187,405	£10,245	-£94,694
60% LAR : 40% CIR	15%	£593,039	£101,424	£96,035	£84,262	£54,830	-£130,925	-£236,750
60% LAR : 40% CIR	20%	£435,516	-£34,708	-£40,504	-£53,166	-£84,822	-£274,755	-£380,275
60% LAR : 40% CIR	**22%**	**£372,152**	**-£92,898**	**-£98,689**	**-£111,338**	**-£142,959**	**-£332,688**	**-£438,093**
60% LAR : 40% CIR	25%	£276,730	-£180,588	-£186,370	-£198,999	-£230,572	-£420,011	-£525,255
60% LAR : 40% CIR	30%	£116,695	-£327,808	-£333,577	-£346,176	-£377,676	-£566,677	-£671,677
60% LAR : 40% CIR	35%	-£47,659	-£476,355	-£482,111	-£494,686	-£526,121	-£714,739	-£819,525
60% LAR : 40% CIR	40%	-£222,940	-£626,214	-£631,962	-£644,514	-£675,896	-£864,184	-£968,789
60% LAR : 40% CIR	45%	-£399,531	-£777,375	-£783,115	-£795,649	-£826,985	-£1,015,000	-£1,119,452
60% LAR : 40% CIR	50%	-£577,419	-£929,824	-£935,558	-£948,078	-£979,377	-£1,167,173	-£1,271,503

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

£97,649,000

Tenure	**% AH**	**Base Build Costs and Access Prt M4(2) & Building Safety Levy**	**Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon**
	0%	-£1,480,954	-£2,043,119	-£2,048,566	-£2,060,462	-£2,090,204	-£2,268,655	-£2,367,793
60% LAR : 40% CIR	5%	-£1,634,621	-£2,173,278	-£2,178,704	-£2,190,555	-£2,220,185	-£2,397,963	-£2,496,729
60% LAR : 40% CIR	10%	-£1,789,585	-£2,304,726	-£2,310,132	-£2,321,943	-£2,351,469	-£2,528,629	-£2,633,568
60% LAR : 40% CIR	15%	-£1,945,835	-£2,437,450	-£2,442,839	-£2,454,612	-£2,484,044	-£2,669,799	-£2,775,624
60% LAR : 40% CIR	20%	-£2,103,358	-£2,573,582	-£2,579,378	-£2,592,040	-£2,623,696	-£2,813,629	-£2,919,149
60% LAR : 40% CIR	**22%**	**-£2,166,722**	**-£2,631,772**	**-£2,637,563**	**-£2,650,212**	**-£2,681,833**	**-£2,871,562**	**-£2,976,967**
60% LAR : 40% CIR	25%	-£2,262,144	-£2,719,462	-£2,725,244	-£2,737,873	-£2,769,446	-£2,958,885	-£3,064,129
60% LAR : 40% CIR	30%	-£2,422,179	-£2,866,682	-£2,872,451	-£2,885,050	-£2,916,550	-£3,105,551	-£3,210,551
60% LAR : 40% CIR	35%	-£2,586,533	-£3,015,229	-£3,020,985	-£3,033,560	-£3,064,995	-£3,253,613	-£3,358,399
60% LAR : 40% CIR	40%	-£2,761,814	-£3,165,088	-£3,170,836	-£3,183,388	-£3,214,770	-£3,403,058	-£3,507,663
60% LAR : 40% CIR	45%	-£2,938,405	-£3,316,249	-£3,321,989	-£3,334,523	-£3,365,859	-£3,553,874	-£3,658,326
60% LAR : 40% CIR	50%	-£3,116,293	-£3,468,698	-£3,474,432	-£3,486,952	-£3,518,251	-£3,706,047	-£3,810,377

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

£57,186,000

Tenure	**% AH**	**Base Build Costs and Access Prt M4(2) & Building Safety Levy**	**Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon**
	0%	-£428,916	-£991,081	-£996,528	-£1,008,424	-£1,038,166	-£1,216,617	-£1,315,755
60% LAR : 40% CIR	5%	-£582,583	-£1,121,240	-£1,126,666	-£1,138,517	-£1,168,147	-£1,345,925	-£1,444,691
60% LAR : 40% CIR	10%	-£737,547	-£1,252,688	-£1,258,094	-£1,269,905	-£1,299,431	-£1,476,591	-£1,581,530
60% LAR : 40% CIR	15%	-£893,797	-£1,385,412	-£1,390,801	-£1,402,574	-£1,432,006	-£1,617,761	-£1,723,586
60% LAR : 40% CIR	20%	-£1,051,320	-£1,521,544	-£1,527,340	-£1,540,002	-£1,571,658	-£1,761,591	-£1,867,111
60% LAR : 40% CIR	**22%**	**-£1,114,684**	**-£1,579,734**	**-£1,585,525**	**-£1,598,174**	**-£1,629,795**	**-£1,819,524**	**-£1,924,929**
60% LAR : 40% CIR	25%	-£1,210,106	-£1,667,424	-£1,673,206	-£1,685,835	-£1,717,408	-£1,906,847	-£2,012,091
60% LAR : 40% CIR	30%	-£1,370,141	-£1,814,644	-£1,820,413	-£1,833,012	-£1,864,512	-£2,053,513	-£2,158,513
60% LAR : 40% CIR	35%	-£1,534,495	-£1,963,191	-£1,968,947	-£1,981,522	-£2,012,957	-£2,201,575	-£2,306,361
60% LAR : 40% CIR	40%	-£1,709,776	-£2,113,050	-£2,118,798	-£2,131,350	-£2,162,732	-£2,351,020	-£2,455,625
60% LAR : 40% CIR	45%	-£1,886,367	-£2,264,211	-£2,269,951	-£2,282,485	-£2,313,821	-£2,501,836	-£2,606,288
60% LAR : 40% CIR	50%	-£2,064,255	-£2,416,660	-£2,422,394	-£2,434,914	-£2,466,213	-£2,654,009	-£2,758,339

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

£40,420,000

Tenure	**% AH**	**Base Build Costs and Access Prt M4(2) & Building Safety Levy**	**Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon**
	0%	£7,000	-£555,165	-£560,612	-£572,508	-£602,250	-£780,701	-£879,839
60% LAR : 40% CIR	5%	-£146,667	-£685,324	-£690,750	-£702,601	-£732,231	-£910,009	-£1,008,775
60% LAR : 40% CIR	10%	-£301,631	-£816,772	-£822,178	-£833,989	-£863,515	-£1,040,675	-£1,145,614
60% LAR : 40% CIR	15%	-£457,881	-£949,496	-£954,885	-£966,658	-£996,090	-£1,181,845	-£1,287,670
60% LAR : 40% CIR	20%	-£615,404	-£1,085,628	-£1,091,424	-£1,104,086	-£1,135,742	-£1,325,675	-£1,431,195
60% LAR : 40% CIR	**22%**	**-£678,768**	**-£1,143,818**	**-£1,149,609**	**-£1,162,258**	**-£1,193,879**	**-£1,383,608**	**-£1,489,013**
60% LAR : 40% CIR	25%	-£774,190	-£1,231,508	-£1,237,290	-£1,249,919	-£1,281,492	-£1,470,931	-£1,576,175
60% LAR : 40% CIR	30%	-£934,225	-£1,378,728	-£1,384,497	-£1,397,096	-£1,428,596	-£1,617,597	-£1,722,597
60% LAR : 40% CIR	35%	-£1,098,579	-£1,527,275	-£1,533,031	-£1,545,606	-£1,577,041	-£1,765,659	-£1,870,445
60% LAR : 40% CIR	40%	-£1,273,860	-£1,677,134	-£1,682,882	-£1,695,434	-£1,726,816	-£1,915,104	-£2,019,709
60% LAR : 40% CIR	45%	-£1,450,451	-£1,828,295	-£1,834,035	-£1,846,569	-£1,877,905	-£2,065,920	-£2,170,372
60% LAR : 40% CIR	50%	-£1,628,339	-£1,980,744	-£1,986,478	-£1,998,998	-£2,030,297	-£2,218,093	-£2,322,423

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

£20,601,000

Tenure	**% AH**	**Base Build Costs and Access Prt M4(2) & Building Safety Levy**	**Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon**
	0%	£522,294	-£39,871	-£45,318	-£57,214	-£86,956	-£265,407	-£364,545
60% LAR : 40% CIR	5%	£368,627	-£170,030	-£175,456	-£187,307	-£216,937	-£394,715	-£493,481
60% LAR : 40% CIR	10%	£213,663	-£301,478	-£306,884	-£318,695	-£348,221	-£525,381	-£630,320
60% LAR : 40% CIR	15%	£57,413	-£434,202	-£439,591	-£451,364	-£480,796	-£666,551	-£772,376
60% LAR : 40% CIR	20%	-£100,110	-£570,334	-£576,130	-£588,792	-£620,448	-£810,381	-£915,901
60% LAR : 40% CIR	**22%**	**-£163,474**	**-£628,524**	**-£634,315**	**-£646,964**	**-£678,585**	**-£868,314**	**-£973,719**
60% LAR : 40% CIR	25%	-£258,896	-£716,214	-£721,996	-£734,625	-£766,198	-£955,637	-£1,060,881
60% LAR : 40% CIR	30%	-£418,931	-£863,434	-£869,203	-£881,802	-£913,302	-£1,102,303	-£1,207,303
60% LAR : 40% CIR	35%	-£583,285	-£1,011,981	-£1,017,737	-£1,030,312	-£1,061,747	-£1,250,365	-£1,355,151
60% LAR : 40% CIR	40%	-£758,566	-£1,161,840	-£1,167,588	-£1,180,140	-£1,211,522	-£1,399,810	-£1,504,415
60% LAR : 40% CIR	45%	-£935,157	-£1,313,001	-£1,318,741	-£1,331,275	-£1,362,611	-£1,550,626	-£1,655,078
60% LAR : 40% CIR	50%	-£1,113,045	-£1,465,450	-£1,471,184	-£1,483,704	-£1,515,003	-£1,702,799	-£1,807,129

LB Camden
Local Plan Viability Testing 2025

Resi 5- 13 Flats	
No Units	**13**
Site Area	**0.03 Ha**

Value Area	**Zone B - £950 psf**	
Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,358,401	£791,431	£785,984	£774,087	£744,346	£565,895	£466,757
60% LAR : 40% CIR	5%	£1,189,710	£646,488	£641,063	£629,211	£599,582	£421,803	£323,038
60% LAR : 40% CIR	10%	£1,019,722	£500,257	£494,850	£483,040	£453,513	£276,353	£177,931
60% LAR : 40% CIR	15%	£848,448	£352,749	£347,359	£335,586	£306,154	£129,558	£31,449
60% LAR : 40% CIR	20%	£675,900	£203,976	£198,602	£186,862	£157,515	-£19,610	-£125,128
60% LAR : 40% CIR	**22%**	**£606,527**	**£144,114**	**£138,746**	**£127,020**	**£97,704**	**-£83,921**	**-£189,326**
60% LAR : 40% CIR	25%	£502,091	£53,949	£48,589	£36,880	£7,610	-£180,812	-£286,055
60% LAR : 40% CIR	30%	£327,031	-£104,556	-£110,324	-£122,923	-£154,424	-£343,423	-£448,423
60% LAR : 40% CIR	35%	£150,734	-£269,048	-£274,806	-£287,379	-£318,816	-£507,432	-£612,220
60% LAR : 40% CIR	40%	-£28,471	-£434,854	-£440,602	-£453,155	-£484,537	-£672,825	-£777,430
60% LAR : 40% CIR	45%	-£221,268	-£601,962	-£607,702	-£620,237	-£651,572	-£839,588	-£944,040
60% LAR : 40% CIR	50%	-£415,362	-£770,358	-£776,092	-£788,612	-£819,911	-£1,007,706	-£1,112,036

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,180,473	-£1,747,443	-£1,752,890	-£1,764,787	-£1,794,528	-£1,972,979	-£2,072,117
60% LAR : 40% CIR	5%	-£1,349,164	-£1,892,386	-£1,897,811	-£1,909,663	-£1,939,292	-£2,117,071	-£2,215,836
60% LAR : 40% CIR	10%	-£1,519,152	-£2,038,617	-£2,044,024	-£2,055,834	-£2,085,361	-£2,262,521	-£2,360,943
60% LAR : 40% CIR	15%	-£1,690,426	-£2,186,125	-£2,191,515	-£2,203,288	-£2,232,720	-£2,409,316	-£2,507,425
60% LAR : 40% CIR	20%	-£1,862,974	-£2,334,898	-£2,340,272	-£2,352,012	-£2,381,359	-£2,558,484	-£2,664,002
60% LAR : 40% CIR	**22%**	**-£1,932,347**	**-£2,394,760**	**-£2,400,128**	**-£2,411,854**	**-£2,441,170**	**-£2,622,795**	**-£2,728,200**
60% LAR : 40% CIR	25%	-£2,036,783	-£2,484,925	-£2,490,285	-£2,501,994	-£2,531,264	-£2,719,686	-£2,824,929
60% LAR : 40% CIR	30%	-£2,211,843	-£2,643,430	-£2,649,198	-£2,661,797	-£2,693,298	-£2,882,297	-£2,987,297
60% LAR : 40% CIR	35%	-£2,388,140	-£2,807,922	-£2,813,680	-£2,826,253	-£2,857,690	-£3,046,306	-£3,151,094
60% LAR : 40% CIR	40%	-£2,567,345	-£2,973,728	-£2,979,476	-£2,992,029	-£3,023,411	-£3,211,699	-£3,316,304
60% LAR : 40% CIR	45%	-£2,760,142	-£3,140,836	-£3,146,576	-£3,159,111	-£3,190,446	-£3,378,462	-£3,482,914
60% LAR : 40% CIR	50%	-£2,954,236	-£3,309,232	-£3,314,966	-£3,327,486	-£3,358,785	-£3,546,580	-£3,650,910

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£128,435	-£695,405	-£700,852	-£712,749	-£742,490	-£920,941	-£1,020,079
60% LAR : 40% CIR	5%	-£297,126	-£840,348	-£845,773	-£857,625	-£887,254	-£1,065,033	-£1,163,798
60% LAR : 40% CIR	10%	-£467,114	-£986,579	-£991,986	-£1,003,796	-£1,033,323	-£1,210,483	-£1,308,905
60% LAR : 40% CIR	15%	-£638,388	-£1,134,087	-£1,139,477	-£1,151,250	-£1,180,682	-£1,357,278	-£1,455,387
60% LAR : 40% CIR	20%	-£810,936	-£1,282,860	-£1,288,234	-£1,299,974	-£1,329,321	-£1,506,446	-£1,611,964
60% LAR : 40% CIR	**22%**	**-£880,309**	**-£1,342,722**	**-£1,348,090**	**-£1,359,816**	**-£1,389,132**	**-£1,570,757**	**-£1,676,162**
60% LAR : 40% CIR	25%	-£984,745	-£1,432,887	-£1,438,247	-£1,449,956	-£1,479,226	-£1,667,648	-£1,772,891
60% LAR : 40% CIR	30%	-£1,159,805	-£1,591,392	-£1,597,160	-£1,609,759	-£1,641,260	-£1,830,259	-£1,935,259
60% LAR : 40% CIR	35%	-£1,336,102	-£1,755,884	-£1,761,642	-£1,774,215	-£1,805,652	-£1,994,268	-£2,099,056
60% LAR : 40% CIR	40%	-£1,515,307	-£1,921,690	-£1,927,438	-£1,939,991	-£1,971,373	-£2,159,661	-£2,264,266
60% LAR : 40% CIR	45%	-£1,708,104	-£2,088,798	-£2,094,538	-£2,107,073	-£2,138,408	-£2,326,424	-£2,430,876
60% LAR : 40% CIR	50%	-£1,902,198	-£2,257,194	-£2,262,928	-£2,275,448	-£2,306,747	-£2,494,542	-£2,598,872

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, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£307,481	-£259,489	-£264,936	-£276,833	-£306,574	-£485,025	-£584,163
60% LAR : 40% CIR	5%	£138,790	-£404,432	-£409,857	-£421,709	-£451,338	-£629,117	-£727,882
60% LAR : 40% CIR	10%	-£31,198	-£550,663	-£556,070	-£567,880	-£597,407	-£774,567	-£872,989
60% LAR : 40% CIR	15%	-£202,472	-£698,171	-£703,561	-£715,334	-£744,766	-£921,362	-£1,019,471
60% LAR : 40% CIR	20%	-£375,020	-£846,944	-£852,318	-£864,058	-£893,405	-£1,070,530	-£1,176,048
60% LAR : 40% CIR	**22%**	**-£444,393**	**-£906,806**	**-£912,174**	**-£923,900**	**-£953,216**	**-£1,134,841**	**-£1,240,246**
60% LAR : 40% CIR	25%	-£548,829	-£996,971	-£1,002,331	-£1,014,040	-£1,043,310	-£1,231,732	-£1,336,975
60% LAR : 40% CIR	30%	-£723,889	-£1,155,476	-£1,161,244	-£1,173,843	-£1,205,344	-£1,394,343	-£1,499,343
60% LAR : 40% CIR	35%	-£900,186	-£1,319,968	-£1,325,726	-£1,338,299	-£1,369,736	-£1,558,352	-£1,663,140
60% LAR : 40% CIR	40%	-£1,079,391	-£1,485,774	-£1,491,522	-£1,504,075	-£1,535,457	-£1,723,745	-£1,828,350
60% LAR : 40% CIR	45%	-£1,272,188	-£1,652,882	-£1,658,622	-£1,671,157	-£1,702,492	-£1,890,508	-£1,994,960
60% LAR : 40% CIR	50%	-£1,466,282	-£1,821,278	-£1,827,012	-£1,839,532	-£1,870,831	-£2,058,626	-£2,162,956

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£822,775	£255,805	£250,358	£238,461	£208,720	£30,269	-£68,869
60% LAR : 40% CIR	5%	£654,084	£110,862	£105,437	£93,585	£63,956	-£113,823	-£212,588
60% LAR : 40% CIR	10%	£484,096	-£35,369	-£40,776	-£52,586	-£82,113	-£259,273	-£357,695
60% LAR : 40% CIR	15%	£312,822	-£182,877	-£188,267	-£200,040	-£229,472	-£406,068	-£504,177
60% LAR : 40% CIR	20%	£140,274	-£331,650	-£337,024	-£348,764	-£378,111	-£555,236	-£660,754
60% LAR : 40% CIR	**22%**	**£70,901**	**-£391,512**	**-£396,880**	**-£408,606**	**-£437,922**	**-£619,547**	**-£724,952**
60% LAR : 40% CIR	25%	-£33,535	-£481,677	-£487,037	-£498,746	-£528,016	-£716,438	-£821,681
60% LAR : 40% CIR	30%	-£208,595	-£640,182	-£645,950	-£658,549	-£690,050	-£879,049	-£984,049
60% LAR : 40% CIR	35%	-£384,892	-£804,674	-£810,432	-£823,005	-£854,442	-£1,043,058	-£1,147,846
60% LAR : 40% CIR	40%	-£564,097	-£970,480	-£976,228	-£988,781	-£1,020,163	-£1,208,451	-£1,313,056
60% LAR : 40% CIR	45%	-£756,894	-£1,137,588	-£1,143,328	-£1,155,863	-£1,187,198	-£1,375,214	-£1,479,666
60% LAR : 40% CIR	50%	-£950,988	-£1,305,984	-£1,311,718	-£1,324,238	-£1,355,537	-£1,543,332	-£1,647,662

LB Camden
Local Plan Viability Testing 2025

Resi 5- 13 Flats		**Value Area**	**Zone B - £1,000 psf**

No Units	**13**
Site Area	**0.03 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,658,882	£1,087,106	£1,081,661	£1,069,764	£1,040,023	£861,572	£762,433
60% LAR : 40% CIR	5%	£1,475,167	£927,380	£921,955	£910,103	£880,473	£702,695	£603,929
60% LAR : 40% CIR	10%	£1,290,155	£766,365	£760,958	£749,148	£719,621	£542,461	£444,039
60% LAR : 40% CIR	15%	£1,103,856	£604,073	£598,684	£586,911	£557,479	£380,883	£282,774
60% LAR : 40% CIR	20%	£916,285	£440,516	£435,142	£423,403	£394,056	£217,972	£120,148
60% LAR : 40% CIR	**22%**	**£840,903**	**£374,741**	**£369,374**	**£357,648**	**£328,331**	**£152,437**	**£54,719**
60% LAR : 40% CIR	25%	£727,451	£275,705	£270,345	£258,637	£229,366	£53,741	-£46,856
60% LAR : 40% CIR	30%	£537,368	£109,654	£104,306	£92,624	£63,422	-£120,171	-£225,171
60% LAR : 40% CIR	35%	£346,046	-£61,742	-£67,499	-£80,074	-£111,510	-£300,126	-£404,913
60% LAR : 40% CIR	40%	£153,499	-£243,495	-£249,243	-£261,796	-£293,177	-£481,466	-£586,070
60% LAR : 40% CIR	45%	-£43,004	-£426,549	-£432,290	-£444,824	-£476,160	-£664,174	-£768,627
60% LAR : 40% CIR	50%	-£253,304	-£610,891	-£616,626	-£629,146	-£660,445	-£848,240	-£952,570

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£879,992	-£1,451,768	-£1,457,213	-£1,469,110	-£1,498,851	-£1,677,302	-£1,776,441
60% LAR : 40% CIR	5%	-£1,063,707	-£1,611,494	-£1,616,919	-£1,628,771	-£1,658,401	-£1,836,179	-£1,934,945
60% LAR : 40% CIR	10%	-£1,248,719	-£1,772,509	-£1,777,916	-£1,789,726	-£1,819,253	-£1,996,413	-£2,094,835
60% LAR : 40% CIR	15%	-£1,435,018	-£1,934,801	-£1,940,190	-£1,951,963	-£1,981,395	-£2,157,991	-£2,256,100
60% LAR : 40% CIR	20%	-£1,622,589	-£2,098,358	-£2,103,732	-£2,115,471	-£2,144,818	-£2,320,902	-£2,418,726
60% LAR : 40% CIR	**22%**	**-£1,697,971**	**-£2,164,133**	**-£2,169,500**	**-£2,181,226**	**-£2,210,543**	**-£2,386,437**	**-£2,484,155**
60% LAR : 40% CIR	25%	-£1,811,423	-£2,263,169	-£2,268,529	-£2,280,237	-£2,309,508	-£2,485,133	-£2,585,730
60% LAR : 40% CIR	30%	-£2,001,506	-£2,429,220	-£2,434,568	-£2,446,250	-£2,475,452	-£2,659,045	-£2,764,045
60% LAR : 40% CIR	35%	-£2,192,828	-£2,600,616	-£2,606,373	-£2,618,948	-£2,650,384	-£2,839,000	-£2,943,787
60% LAR : 40% CIR	40%	-£2,385,375	-£2,782,369	-£2,788,117	-£2,800,670	-£2,832,051	-£3,020,340	-£3,124,944
60% LAR : 40% CIR	45%	-£2,581,878	-£2,965,423	-£2,971,164	-£2,983,698	-£3,015,034	-£3,203,048	-£3,307,501
60% LAR : 40% CIR	50%	-£2,792,178	-£3,149,765	-£3,155,500	-£3,168,020	-£3,199,319	-£3,387,114	-£3,491,444

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£172,046	-£399,730	-£405,175	-£417,072	-£446,813	-£625,264	-£724,403
60% LAR : 40% CIR	5%	-£11,669	-£559,456	-£564,881	-£576,733	-£606,363	-£784,141	-£882,907
60% LAR : 40% CIR	10%	-£196,681	-£720,471	-£725,878	-£737,688	-£767,215	-£944,375	-£1,042,797
60% LAR : 40% CIR	15%	-£382,980	-£882,763	-£888,152	-£899,925	-£929,357	-£1,105,953	-£1,204,062
60% LAR : 40% CIR	20%	-£570,551	-£1,046,320	-£1,051,694	-£1,063,433	-£1,092,780	-£1,268,864	-£1,366,688
60% LAR : 40% CIR	**22%**	**-£645,933**	**-£1,112,095**	**-£1,117,462**	**-£1,129,188**	**-£1,158,505**	**-£1,334,399**	**-£1,432,117**
60% LAR : 40% CIR	25%	-£759,385	-£1,211,131	-£1,216,491	-£1,228,199	-£1,257,470	-£1,433,095	-£1,533,692
60% LAR : 40% CIR	30%	-£949,468	-£1,377,182	-£1,382,530	-£1,394,212	-£1,423,414	-£1,607,007	-£1,712,007
60% LAR : 40% CIR	35%	-£1,140,790	-£1,548,578	-£1,554,335	-£1,566,910	-£1,598,346	-£1,786,962	-£1,891,749
60% LAR : 40% CIR	40%	-£1,333,337	-£1,730,331	-£1,736,079	-£1,748,632	-£1,780,013	-£1,968,302	-£2,072,906
60% LAR : 40% CIR	45%	-£1,529,840	-£1,913,385	-£1,919,126	-£1,931,660	-£1,962,996	-£2,151,010	-£2,255,463
60% LAR : 40% CIR	50%	-£1,740,140	-£2,097,727	-£2,103,462	-£2,115,982	-£2,147,281	-£2,335,076	-£2,439,406

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£607,962	£36,186	£30,741	£18,844	-£10,897	-£189,348	-£288,487
60% LAR : 40% CIR	5%	£424,247	-£123,540	-£128,965	-£140,817	-£170,447	-£348,225	-£446,991
60% LAR : 40% CIR	10%	£239,235	-£284,555	-£289,962	-£301,772	-£331,299	-£508,459	-£606,881
60% LAR : 40% CIR	15%	£52,936	-£446,847	-£452,236	-£464,009	-£493,441	-£670,037	-£768,146
60% LAR : 40% CIR	20%	-£134,635	-£610,404	-£615,778	-£627,517	-£656,864	-£832,948	-£930,772
60% LAR : 40% CIR	**22%**	**-£210,017**	**-£676,179**	**-£681,546**	**-£693,272**	**-£722,589**	**-£898,483**	**-£996,201**
60% LAR : 40% CIR	25%	-£323,469	-£775,215	-£780,575	-£792,283	-£821,554	-£997,179	-£1,097,776
60% LAR : 40% CIR	30%	-£513,552	-£941,266	-£946,614	-£958,296	-£987,498	-£1,171,091	-£1,276,091
60% LAR : 40% CIR	35%	-£704,874	-£1,112,662	-£1,118,419	-£1,130,994	-£1,162,430	-£1,351,046	-£1,455,833
60% LAR : 40% CIR	40%	-£897,421	-£1,294,415	-£1,300,163	-£1,312,716	-£1,344,097	-£1,532,386	-£1,636,990
60% LAR : 40% CIR	45%	-£1,093,924	-£1,477,469	-£1,483,210	-£1,495,744	-£1,527,080	-£1,715,094	-£1,819,547
60% LAR : 40% CIR	50%	-£1,304,224	-£1,661,811	-£1,667,546	-£1,680,066	-£1,711,365	-£1,899,160	-£2,003,490

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,123,256	£551,480	£546,035	£534,138	£504,397	£325,946	£226,807
60% LAR : 40% CIR	5%	£939,541	£391,754	£386,329	£374,477	£344,847	£167,069	£68,303
60% LAR : 40% CIR	10%	£754,529	£230,739	£225,332	£213,522	£183,995	£6,835	-£91,587
60% LAR : 40% CIR	15%	£568,230	£68,447	£63,058	£51,285	£21,853	-£154,743	-£252,852
60% LAR : 40% CIR	20%	£380,659	-£95,110	-£100,484	-£112,223	-£141,570	-£317,654	-£415,478
60% LAR : 40% CIR	**22%**	**£305,277**	**-£160,885**	**-£166,252**	**-£177,978**	**-£207,295**	**-£383,189**	**-£480,907**
60% LAR : 40% CIR	25%	£191,825	-£259,921	-£265,281	-£276,989	-£306,260	-£481,885	-£582,482
60% LAR : 40% CIR	30%	£1,742	-£425,972	-£431,320	-£443,002	-£472,204	-£655,797	-£760,797
60% LAR : 40% CIR	35%	-£189,580	-£597,368	-£603,125	-£615,700	-£647,136	-£835,752	-£940,539
60% LAR : 40% CIR	40%	-£382,127	-£779,121	-£784,869	-£797,422	-£828,803	-£1,017,092	-£1,121,696
60% LAR : 40% CIR	45%	-£578,630	-£962,175	-£967,916	-£980,450	-£1,011,786	-£1,199,800	-£1,304,253
60% LAR : 40% CIR	50%	-£788,930	-£1,146,517	-£1,152,252	-£1,164,772	-£1,196,071	-£1,383,866	-£1,488,196

LB Camden
Local Plan Viability Testing 2025

Resi 5- 13 Flats	
No Units	**13**
Site Area	**0.03 Ha**

Value Area	**Zone B - £1,050 psf**	
Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,959,362	£1,382,782	£1,377,337	£1,365,440	£1,335,699	£1,157,248	£1,058,109
60% LAR : 40% CIR	5%	£1,760,623	£1,208,273	£1,202,848	£1,190,995	£1,161,365	£983,587	£884,821
60% LAR : 40% CIR	10%	£1,560,587	£1,032,473	£1,027,067	£1,015,256	£985,730	£808,570	£710,148
60% LAR : 40% CIR	15%	£1,359,265	£855,398	£850,008	£838,235	£808,803	£632,207	£534,098
60% LAR : 40% CIR	20%	£1,156,670	£677,057	£671,683	£659,945	£630,597	£454,513	£356,689
60% LAR : 40% CIR	**22%**	**£1,075,277**	**£605,368**	**£600,001**	**£588,275**	**£558,959**	**£383,065**	**£285,346**
60% LAR : 40% CIR	25%	£952,812	£497,462	£492,103	£480,394	£451,123	£275,498	£177,929
60% LAR : 40% CIR	30%	£747,704	£316,626	£311,279	£299,598	£270,395	£95,177	-£2,200
60% LAR : 40% CIR	35%	£541,359	£134,561	£129,224	£117,566	£88,423	-£92,821	-£197,607
60% LAR : 40% CIR	40%	£333,787	-£52,136	-£57,884	-£70,436	-£101,817	-£290,105	-£394,710
60% LAR : 40% CIR	45%	£125,001	-£251,137	-£256,877	-£269,411	-£300,747	-£488,761	-£593,214
60% LAR : 40% CIR	50%	-£91,247	-£451,425	-£457,160	-£469,680	-£500,979	-£688,774	-£793,104

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£579,512	-£1,156,092	-£1,161,537	-£1,173,434	-£1,203,175	-£1,381,626	-£1,480,765
60% LAR : 40% CIR	5%	-£778,251	-£1,330,601	-£1,336,026	-£1,347,879	-£1,377,509	-£1,555,287	-£1,654,053
60% LAR : 40% CIR	10%	-£978,287	-£1,506,401	-£1,511,807	-£1,523,618	-£1,553,144	-£1,730,304	-£1,828,726
60% LAR : 40% CIR	15%	-£1,179,609	-£1,683,476	-£1,688,866	-£1,700,639	-£1,730,071	-£1,906,667	-£2,004,776
60% LAR : 40% CIR	20%	-£1,382,204	-£1,861,817	-£1,867,191	-£1,878,929	-£1,908,277	-£2,084,361	-£2,182,185
60% LAR : 40% CIR	**22%**	**-£1,463,597**	**-£1,933,506**	**-£1,938,873**	**-£1,950,599**	**-£1,979,915**	**-£2,155,809**	**-£2,253,528**
60% LAR : 40% CIR	25%	-£1,586,062	-£2,041,412	-£2,046,771	-£2,058,480	-£2,087,751	-£2,263,376	-£2,360,945
60% LAR : 40% CIR	30%	-£1,791,170	-£2,222,248	-£2,227,595	-£2,239,276	-£2,268,479	-£2,443,697	-£2,541,074
60% LAR : 40% CIR	35%	-£1,997,515	-£2,404,313	-£2,409,650	-£2,421,308	-£2,450,451	-£2,631,695	-£2,736,481
60% LAR : 40% CIR	40%	-£2,205,087	-£2,591,010	-£2,596,758	-£2,609,310	-£2,640,691	-£2,828,979	-£2,933,584
60% LAR : 40% CIR	45%	-£2,413,873	-£2,790,011	-£2,795,751	-£2,808,285	-£2,839,621	-£3,027,635	-£3,132,088
60% LAR : 40% CIR	50%	-£2,630,121	-£2,990,299	-£2,996,034	-£3,008,554	-£3,039,853	-£3,227,648	-£3,331,978

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£472,526	-£104,054	-£109,499	-£121,396	-£151,137	-£329,588	-£428,727
60% LAR : 40% CIR	5%	£273,787	-£278,563	-£283,988	-£295,841	-£325,471	-£503,249	-£602,015
60% LAR : 40% CIR	10%	£73,751	-£454,363	-£459,769	-£471,580	-£501,106	-£678,266	-£776,688
60% LAR : 40% CIR	15%	-£127,571	-£631,438	-£636,828	-£648,601	-£678,033	-£854,629	-£952,738
60% LAR : 40% CIR	20%	-£330,166	-£809,779	-£815,153	-£826,891	-£856,239	-£1,032,323	-£1,130,147
60% LAR : 40% CIR	**22%**	**-£411,559**	**-£881,468**	**-£886,835**	**-£898,561**	**-£927,877**	**-£1,103,771**	**-£1,201,490**
60% LAR : 40% CIR	25%	-£534,024	-£989,374	-£994,733	-£1,006,442	-£1,035,713	-£1,211,338	-£1,308,907
60% LAR : 40% CIR	30%	-£739,132	-£1,170,210	-£1,175,557	-£1,187,238	-£1,216,441	-£1,391,659	-£1,489,036
60% LAR : 40% CIR	35%	-£945,477	-£1,352,275	-£1,357,612	-£1,369,270	-£1,398,413	-£1,579,657	-£1,684,443
60% LAR : 40% CIR	40%	-£1,153,049	-£1,538,972	-£1,544,720	-£1,557,272	-£1,588,653	-£1,776,941	-£1,881,546
60% LAR : 40% CIR	45%	-£1,361,835	-£1,737,973	-£1,743,713	-£1,756,247	-£1,787,583	-£1,975,597	-£2,080,050
60% LAR : 40% CIR	50%	-£1,578,083	-£1,938,261	-£1,943,996	-£1,956,516	-£1,987,815	-£2,175,610	-£2,279,940

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£908,442	£331,862	£326,417	£314,520	£284,779	£106,328	£7,189
60% LAR : 40% CIR	5%	£709,703	£157,353	£151,928	£140,075	£110,445	-£67,333	-£166,099
60% LAR : 40% CIR	10%	£509,667	-£18,447	-£23,853	-£35,664	-£65,190	-£242,350	-£340,772
60% LAR : 40% CIR	15%	£308,345	-£195,522	-£200,912	-£212,685	-£242,117	-£418,713	-£516,822
60% LAR : 40% CIR	20%	£105,750	-£373,863	-£379,237	-£390,975	-£420,323	-£596,407	-£694,231
60% LAR : 40% CIR	**22%**	**£24,357**	**-£445,552**	**-£450,919**	**-£462,645**	**-£491,961**	**-£667,855**	**-£765,574**
60% LAR : 40% CIR	25%	-£98,108	-£553,458	-£558,817	-£570,526	-£599,797	-£775,422	-£872,991
60% LAR : 40% CIR	30%	-£303,216	-£734,294	-£739,641	-£751,322	-£780,525	-£955,743	-£1,053,120
60% LAR : 40% CIR	35%	-£509,561	-£916,359	-£921,696	-£933,354	-£962,497	-£1,143,741	-£1,248,527
60% LAR : 40% CIR	40%	-£717,133	-£1,103,056	-£1,108,804	-£1,121,356	-£1,152,737	-£1,341,025	-£1,445,630
60% LAR : 40% CIR	45%	-£925,919	-£1,302,057	-£1,307,797	-£1,320,331	-£1,351,667	-£1,539,681	-£1,644,134
60% LAR : 40% CIR	50%	-£1,142,167	-£1,502,345	-£1,508,080	-£1,520,600	-£1,551,899	-£1,739,694	-£1,844,024

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,423,736	£847,156	£841,711	£829,814	£800,073	£621,622	£522,483
60% LAR : 40% CIR	5%	£1,224,997	£672,647	£667,222	£655,369	£625,739	£447,961	£349,195
60% LAR : 40% CIR	10%	£1,024,961	£496,847	£491,441	£479,630	£450,104	£272,944	£174,522
60% LAR : 40% CIR	15%	£823,639	£319,772	£314,382	£302,609	£273,177	£96,581	-£1,528
60% LAR : 40% CIR	20%	£621,044	£141,431	£136,057	£124,319	£94,971	-£81,113	-£178,937
60% LAR : 40% CIR	**22%**	**£539,651**	**£69,742**	**£64,375**	**£52,649**	**£23,333**	**-£152,561**	**-£250,280**
60% LAR : 40% CIR	25%	£417,186	-£38,164	-£43,523	-£55,232	-£84,503	-£260,128	-£357,697
60% LAR : 40% CIR	30%	£212,078	-£219,000	-£224,347	-£236,028	-£265,231	-£440,449	-£537,826
60% LAR : 40% CIR	35%	£5,733	-£401,065	-£406,402	-£418,060	-£447,203	-£628,447	-£733,233
60% LAR : 40% CIR	40%	-£201,839	-£587,762	-£593,510	-£606,062	-£637,443	-£825,731	-£930,336
60% LAR : 40% CIR	45%	-£410,625	-£786,763	-£792,503	-£805,037	-£836,373	-£1,024,387	-£1,128,840
60% LAR : 40% CIR	50%	-£626,873	-£987,051	-£992,786	-£1,005,306	-£1,036,605	-£1,224,400	-£1,328,730

LB Camden
Local Plan Viability Testing 2025

Resi 5- 13 Flats		Value Area	Zone B - £1,100 psf

No Units	13
Site Area	0.03 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,259,843	£1,678,458	£1,673,013	£1,661,116	£1,631,374	£1,452,924	£1,353,785
60% LAR : 40% CIR	5%	£2,046,080	£1,489,164	£1,483,739	£1,471,887	£1,442,258	£1,264,480	£1,165,714
60% LAR : 40% CIR	10%	£1,831,019	£1,298,582	£1,293,175	£1,281,365	£1,251,838	£1,074,678	£976,256
60% LAR : 40% CIR	15%	£1,614,674	£1,106,722	£1,101,333	£1,089,560	£1,060,128	£883,532	£785,423
60% LAR : 40% CIR	20%	£1,397,054	£913,598	£908,224	£896,485	£867,137	£691,054	£593,229
60% LAR : 40% CIR	**22%**	**£1,309,652**	**£835,996**	**£830,628**	**£818,902**	**£789,586**	**£613,692**	**£515,973**
60% LAR : 40% CIR	25%	£1,178,173	£719,220	£713,860	£702,151	£672,881	£497,256	£399,685
60% LAR : 40% CIR	30%	£958,041	£523,599	£518,252	£506,571	£477,368	£302,150	£204,806
60% LAR : 40% CIR	35%	£736,671	£326,750	£321,413	£309,755	£280,611	£105,748	£8,602
60% LAR : 40% CIR	40%	£514,075	£128,683	£123,354	£111,717	£82,624	-£98,746	-£203,351
60% LAR : 40% CIR	45%	£290,265	-£75,724	-£81,464	-£93,998	-£125,334	-£313,349	-£417,802
60% LAR : 40% CIR	50%	£65,253	-£291,959	-£297,694	-£310,213	-£341,513	-£529,308	-£633,638

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£279,031	-£860,416	-£865,861	-£877,758	-£907,500	-£1,085,950	-£1,185,089
60% LAR : 40% CIR	5%	-£492,794	-£1,049,710	-£1,055,135	-£1,066,987	-£1,096,616	-£1,274,394	-£1,373,160
60% LAR : 40% CIR	10%	-£707,855	-£1,240,292	-£1,245,699	-£1,257,509	-£1,287,036	-£1,464,196	-£1,562,618
60% LAR : 40% CIR	15%	-£924,200	-£1,432,152	-£1,437,541	-£1,449,314	-£1,478,746	-£1,655,342	-£1,753,451
60% LAR : 40% CIR	20%	-£1,141,820	-£1,625,276	-£1,630,650	-£1,642,389	-£1,671,737	-£1,847,820	-£1,945,645
60% LAR : 40% CIR	**22%**	**-£1,229,222**	**-£1,702,878**	**-£1,708,246**	**-£1,719,972**	**-£1,749,288**	**-£1,925,182**	**-£2,022,901**
60% LAR : 40% CIR	25%	-£1,360,701	-£1,819,654	-£1,825,014	-£1,836,723	-£1,865,993	-£2,041,618	-£2,139,189
60% LAR : 40% CIR	30%	-£1,580,833	-£2,015,275	-£2,020,622	-£2,032,303	-£2,061,506	-£2,236,724	-£2,334,068
60% LAR : 40% CIR	35%	-£1,802,203	-£2,212,124	-£2,217,461	-£2,229,119	-£2,258,263	-£2,433,126	-£2,530,272
60% LAR : 40% CIR	40%	-£2,024,799	-£2,410,191	-£2,415,520	-£2,427,157	-£2,456,250	-£2,637,620	-£2,742,225
60% LAR : 40% CIR	45%	-£2,248,609	-£2,614,598	-£2,620,338	-£2,632,872	-£2,664,208	-£2,852,223	-£2,956,676
60% LAR : 40% CIR	50%	-£2,473,621	-£2,830,833	-£2,836,568	-£2,849,087	-£2,880,387	-£3,068,182	-£3,172,512

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£773,007	£191,622	£186,177	£174,280	£144,538	-£33,912	-£133,051
60% LAR : 40% CIR	5%	£559,244	£2,328	-£3,097	-£14,949	-£44,578	-£222,356	-£321,122
60% LAR : 40% CIR	10%	£344,183	-£188,254	-£193,661	-£205,471	-£234,998	-£412,158	-£510,580
60% LAR : 40% CIR	15%	£127,838	-£380,114	-£385,503	-£397,276	-£426,708	-£603,304	-£701,413
60% LAR : 40% CIR	20%	-£89,782	-£573,238	-£578,612	-£590,351	-£619,699	-£795,782	-£893,607
60% LAR : 40% CIR	**22%**	**-£177,184**	**-£650,840**	**-£656,208**	**-£667,934**	**-£697,250**	**-£873,144**	**-£970,863**
60% LAR : 40% CIR	25%	-£308,663	-£767,616	-£772,976	-£784,685	-£813,955	-£989,580	-£1,087,151
60% LAR : 40% CIR	30%	-£528,795	-£963,237	-£968,584	-£980,265	-£1,009,468	-£1,184,686	-£1,282,030
60% LAR : 40% CIR	35%	-£750,165	-£1,160,086	-£1,165,423	-£1,177,081	-£1,206,225	-£1,381,088	-£1,478,234
60% LAR : 40% CIR	40%	-£972,761	-£1,358,153	-£1,363,482	-£1,375,119	-£1,404,212	-£1,585,582	-£1,690,187
60% LAR : 40% CIR	45%	-£1,196,571	-£1,562,560	-£1,568,300	-£1,580,834	-£1,612,170	-£1,800,185	-£1,904,638
60% LAR : 40% CIR	50%	-£1,421,583	-£1,778,795	-£1,784,530	-£1,797,049	-£1,828,349	-£2,016,144	-£2,120,474

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,208,923	£627,538	£622,093	£610,196	£580,454	£402,004	£302,865
60% LAR : 40% CIR	5%	£995,160	£438,244	£432,819	£420,967	£391,338	£213,560	£114,794
60% LAR : 40% CIR	10%	£780,099	£247,662	£242,255	£230,445	£200,918	£23,758	-£74,664
60% LAR : 40% CIR	15%	£563,754	£55,802	£50,413	£38,640	£9,208	-£167,388	-£265,497
60% LAR : 40% CIR	20%	£346,134	-£137,322	-£142,696	-£154,435	-£183,783	-£359,866	-£457,691
60% LAR : 40% CIR	**22%**	**£258,732**	**-£214,924**	**-£220,292**	**-£232,018**	**-£261,334**	**-£437,228**	**-£534,947**
60% LAR : 40% CIR	25%	£127,253	-£331,700	-£337,060	-£348,769	-£378,039	-£553,664	-£651,235
60% LAR : 40% CIR	30%	-£92,879	-£527,321	-£532,668	-£544,349	-£573,552	-£748,770	-£846,114
60% LAR : 40% CIR	35%	-£314,249	-£724,170	-£729,507	-£741,165	-£770,309	-£945,172	-£1,042,318
60% LAR : 40% CIR	40%	-£536,845	-£922,237	-£927,566	-£939,203	-£968,296	-£1,149,666	-£1,254,271
60% LAR : 40% CIR	45%	-£760,655	-£1,126,644	-£1,132,384	-£1,144,918	-£1,176,254	-£1,364,269	-£1,468,722
60% LAR : 40% CIR	50%	-£985,667	-£1,342,879	-£1,348,614	-£1,361,133	-£1,392,433	-£1,580,228	-£1,684,558

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,724,217	£1,142,832	£1,137,387	£1,125,490	£1,095,748	£917,298	£818,159
60% LAR : 40% CIR	5%	£1,510,454	£953,538	£948,113	£936,261	£906,632	£728,854	£630,088
60% LAR : 40% CIR	10%	£1,295,393	£762,956	£757,549	£745,739	£716,212	£539,052	£440,630
60% LAR : 40% CIR	15%	£1,079,048	£571,096	£565,707	£553,934	£524,502	£347,906	£249,797
60% LAR : 40% CIR	20%	£861,428	£377,972	£372,598	£360,859	£331,511	£155,428	£57,603
60% LAR : 40% CIR	**22%**	**£774,026**	**£300,370**	**£295,002**	**£283,276**	**£253,960**	**£78,066**	**-£19,653**
60% LAR : 40% CIR	25%	£642,547	£183,594	£178,234	£166,525	£137,255	-£38,370	-£135,941
60% LAR : 40% CIR	30%	£422,415	-£12,027	-£17,374	-£29,055	-£58,258	-£233,476	-£330,820
60% LAR : 40% CIR	35%	£201,045	-£208,876	-£214,213	-£225,871	-£255,015	-£429,878	-£527,024
60% LAR : 40% CIR	40%	-£21,551	-£406,943	-£412,272	-£423,909	-£453,002	-£634,372	-£738,977
60% LAR : 40% CIR	45%	-£245,361	-£611,350	-£617,090	-£629,624	-£660,960	-£848,975	-£953,428
60% LAR : 40% CIR	50%	-£470,373	-£827,585	-£833,320	-£845,839	-£877,139	-£1,064,934	-£1,169,264

LB Camden
Local Plan Viability Testing 2025

Resi 5- 13 Flats	

Value Area	Zone B - £1,150 psf

No Units	13
Site Area	0.03 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,560,323	£1,974,134	£1,968,689	£1,956,792	£1,927,050	£1,748,600	£1,649,461
60% LAR : 40% CIR	5%	£2,331,537	£1,770,057	£1,764,631	£1,752,780	£1,723,150	£1,545,372	£1,446,606
60% LAR : 40% CIR	10%	£2,101,452	£1,564,690	£1,559,283	£1,547,473	£1,517,947	£1,340,786	£1,242,364
60% LAR : 40% CIR	15%	£1,870,082	£1,358,047	£1,352,658	£1,340,885	£1,311,452	£1,134,856	£1,036,748
60% LAR : 40% CIR	20%	£1,637,438	£1,150,138	£1,144,764	£1,133,026	£1,103,678	£927,594	£829,770
60% LAR : 40% CIR	**22%**	**£1,544,027**	**£1,066,624**	**£1,061,255**	**£1,049,529**	**£1,020,214**	**£844,319**	**£746,600**
60% LAR : 40% CIR	25%	£1,403,533	£940,976	£935,616	£923,908	£894,637	£719,012	£621,443
60% LAR : 40% CIR	30%	£1,168,378	£730,572	£725,225	£713,544	£684,341	£509,123	£411,779
60% LAR : 40% CIR	35%	£931,984	£518,939	£513,602	£501,944	£472,801	£297,938	£200,792
60% LAR : 40% CIR	40%	£694,364	£306,088	£300,760	£289,122	£260,030	£85,471	-£11,992
60% LAR : 40% CIR	45%	£455,530	£92,031	£86,710	£75,089	£46,038	-£137,936	-£242,389
60% LAR : 40% CIR	50%	£215,493	-£132,493	-£138,228	-£150,747	-£182,047	-£369,842	-£474,172

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,449	-£564,740	-£570,185	-£582,082	-£611,824	-£790,274	-£889,413
60% LAR : 40% CIR	5%	-£207,337	-£768,817	-£774,243	-£786,094	-£815,724	-£993,502	-£1,092,268
60% LAR : 40% CIR	10%	-£437,422	-£974,184	-£979,591	-£991,401	-£1,020,927	-£1,198,088	-£1,296,510
60% LAR : 40% CIR	15%	-£668,792	-£1,180,827	-£1,186,216	-£1,197,989	-£1,227,422	-£1,404,018	-£1,502,126
60% LAR : 40% CIR	20%	-£901,436	-£1,388,736	-£1,394,110	-£1,405,848	-£1,435,196	-£1,611,280	-£1,709,104
60% LAR : 40% CIR	**22%**	**-£994,847**	**-£1,472,250**	**-£1,477,619**	**-£1,489,345**	**-£1,518,660**	**-£1,694,555**	**-£1,792,274**
60% LAR : 40% CIR	25%	-£1,135,341	-£1,597,898	-£1,603,258	-£1,614,966	-£1,644,237	-£1,819,862	-£1,917,431
60% LAR : 40% CIR	30%	-£1,370,496	-£1,808,302	-£1,813,649	-£1,825,330	-£1,854,533	-£2,029,751	-£2,127,095
60% LAR : 40% CIR	35%	-£1,606,890	-£2,019,935	-£2,025,272	-£2,036,930	-£2,066,073	-£2,240,936	-£2,338,082
60% LAR : 40% CIR	40%	-£1,844,510	-£2,232,786	-£2,238,114	-£2,249,752	-£2,278,844	-£2,453,403	-£2,550,866
60% LAR : 40% CIR	45%	-£2,083,344	-£2,446,843	-£2,452,164	-£2,463,785	-£2,492,836	-£2,676,810	-£2,781,263
60% LAR : 40% CIR	50%	-£2,323,381	-£2,671,367	-£2,677,102	-£2,689,621	-£2,720,921	-£2,908,716	-£3,013,046

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,073,487	£487,298	£481,853	£469,956	£440,214	£261,764	£162,625
60% LAR : 40% CIR	5%	£844,701	£283,221	£277,795	£265,944	£236,314	£58,536	-£40,230
60% LAR : 40% CIR	10%	£614,616	£77,854	£72,447	£60,637	£31,111	-£146,050	-£244,472
60% LAR : 40% CIR	15%	£383,246	-£128,789	-£134,178	-£145,951	-£175,384	-£351,980	-£450,088
60% LAR : 40% CIR	20%	£150,602	-£336,698	-£342,072	-£353,810	-£383,158	-£559,242	-£657,066
60% LAR : 40% CIR	**22%**	**£57,191**	**-£420,212**	**-£425,581**	**-£437,307**	**-£466,622**	**-£642,517**	**-£740,236**
60% LAR : 40% CIR	25%	-£83,303	-£545,860	-£551,220	-£562,928	-£592,199	-£767,824	-£865,393
60% LAR : 40% CIR	30%	-£318,458	-£756,264	-£761,611	-£773,292	-£802,495	-£977,713	-£1,075,057
60% LAR : 40% CIR	35%	-£554,852	-£967,897	-£973,234	-£984,892	-£1,014,035	-£1,188,898	-£1,286,044
60% LAR : 40% CIR	40%	-£792,472	-£1,180,748	-£1,186,076	-£1,197,714	-£1,226,806	-£1,401,365	-£1,498,828
60% LAR : 40% CIR	45%	-£1,031,306	-£1,394,805	-£1,400,126	-£1,411,747	-£1,440,798	-£1,624,772	-£1,729,225
60% LAR : 40% CIR	50%	-£1,271,343	-£1,619,329	-£1,625,064	-£1,637,583	-£1,668,883	-£1,856,678	-£1,961,008

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,509,403	£923,214	£917,769	£905,872	£876,130	£697,680	£598,541
60% LAR : 40% CIR	5%	£1,280,617	£719,137	£713,711	£701,860	£672,230	£494,452	£395,686
60% LAR : 40% CIR	10%	£1,050,532	£513,770	£508,363	£496,553	£467,027	£289,866	£191,444
60% LAR : 40% CIR	15%	£819,162	£307,127	£301,738	£289,965	£260,532	£83,936	-£14,172
60% LAR : 40% CIR	20%	£586,518	£99,218	£93,844	£82,106	£52,758	-£123,326	-£221,150
60% LAR : 40% CIR	**22%**	**£493,107**	**£15,704**	**£10,335**	**-£1,391**	**-£30,706**	**-£206,601**	**-£304,320**
60% LAR : 40% CIR	25%	£352,613	-£109,944	-£115,304	-£127,012	-£156,283	-£331,908	-£429,477
60% LAR : 40% CIR	30%	£117,458	-£320,348	-£325,695	-£337,376	-£366,579	-£541,797	-£639,141
60% LAR : 40% CIR	35%	-£118,936	-£531,981	-£537,318	-£548,976	-£578,119	-£752,982	-£850,128
60% LAR : 40% CIR	40%	-£356,556	-£744,832	-£750,160	-£761,798	-£790,890	-£965,449	-£1,062,912
60% LAR : 40% CIR	45%	-£595,390	-£958,889	-£964,210	-£975,831	-£1,004,882	-£1,188,856	-£1,293,309
60% LAR : 40% CIR	50%	-£835,427	-£1,183,413	-£1,189,148	-£1,201,667	-£1,232,967	-£1,420,762	-£1,525,092

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,024,697	£1,438,508	£1,433,063	£1,421,166	£1,391,424	£1,212,974	£1,113,835
60% LAR : 40% CIR	5%	£1,795,911	£1,234,431	£1,229,005	£1,217,154	£1,187,524	£1,009,746	£910,980
60% LAR : 40% CIR	10%	£1,565,826	£1,029,064	£1,023,657	£1,011,847	£982,321	£805,160	£706,738
60% LAR : 40% CIR	15%	£1,334,456	£822,421	£817,032	£805,259	£775,826	£599,230	£501,122
60% LAR : 40% CIR	20%	£1,101,812	£614,512	£609,138	£597,400	£568,052	£391,968	£294,144
60% LAR : 40% CIR	**22%**	**£1,008,401**	**£530,998**	**£525,629**	**£513,903**	**£484,588**	**£308,693**	**£210,974**
60% LAR : 40% CIR	25%	£867,907	£405,350	£399,990	£388,282	£359,011	£183,386	£85,817
60% LAR : 40% CIR	30%	£632,752	£194,946	£189,599	£177,918	£148,715	-£26,503	-£123,847
60% LAR : 40% CIR	35%	£396,358	-£16,687	-£22,024	-£33,682	-£62,825	-£237,688	-£334,834
60% LAR : 40% CIR	40%	£158,738	-£229,538	-£234,866	-£246,504	-£275,596	-£450,155	-£547,618
60% LAR : 40% CIR	45%	-£80,096	-£443,595	-£448,916	-£460,537	-£489,588	-£673,562	-£778,015
60% LAR : 40% CIR	50%	-£320,133	-£668,119	-£673,854	-£686,373	-£717,673	-£905,468	-£1,009,798

LB Camden
Local Plan Viability Testing 2025

Resi 5- 13 Flats	
Value Area	**Zone B - £1,200 psf**

No Units	**13**
Site Area	**0.03 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,860,805	£2,269,811	£2,264,365	£2,252,468	£2,222,726	£2,044,276	£1,945,136
60% LAR : 40% CIR	5%	£2,616,994	£2,050,949	£2,045,524	£2,033,672	£2,004,042	£1,826,264	£1,727,498
60% LAR : 40% CIR	10%	£2,371,885	£1,830,798	£1,825,393	£1,813,582	£1,784,055	£1,606,895	£1,508,473
60% LAR : 40% CIR	15%	£2,125,491	£1,609,371	£1,603,982	£1,592,209	£1,562,777	£1,386,181	£1,288,072
60% LAR : 40% CIR	20%	£1,877,823	£1,386,679	£1,381,305	£1,369,567	£1,340,219	£1,164,135	£1,066,311
60% LAR : 40% CIR	**22%**	**£1,778,402**	**£1,297,251**	**£1,291,882**	**£1,280,156**	**£1,250,841**	**£1,074,946**	**£977,227**
60% LAR : 40% CIR	25%	£1,628,894	£1,162,733	£1,157,373	£1,145,665	£1,116,394	£940,769	£843,200
60% LAR : 40% CIR	30%	£1,378,714	£937,546	£932,199	£920,517	£891,315	£716,096	£618,753
60% LAR : 40% CIR	35%	£1,127,296	£711,129	£705,791	£694,134	£664,990	£490,128	£392,982
60% LAR : 40% CIR	40%	£874,652	£483,494	£478,165	£466,528	£437,435	£262,876	£165,900
60% LAR : 40% CIR	45%	£620,794	£254,653	£249,331	£237,711	£208,660	£34,355	-£66,975
60% LAR : 40% CIR	50%	£365,734	£24,617	£19,302	£7,695	-£22,581	-£210,376	-£314,706

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£321,931	-£269,063	-£274,509	-£286,406	-£316,148	-£494,598	-£593,738
60% LAR : 40% CIR	5%	£78,120	-£487,925	-£493,350	-£505,202	-£534,832	-£712,610	-£811,376
60% LAR : 40% CIR	10%	-£166,989	-£708,076	-£713,481	-£725,292	-£754,819	-£931,979	-£1,030,401
60% LAR : 40% CIR	15%	-£413,383	-£929,503	-£934,892	-£946,665	-£976,097	-£1,152,693	-£1,250,802
60% LAR : 40% CIR	20%	-£661,051	-£1,152,195	-£1,157,569	-£1,169,307	-£1,198,655	-£1,374,739	-£1,472,563
60% LAR : 40% CIR	**22%**	**-£760,472**	**-£1,241,623**	**-£1,246,992**	**-£1,258,718**	**-£1,288,033**	**-£1,463,928**	**-£1,561,647**
60% LAR : 40% CIR	25%	-£909,980	-£1,376,141	-£1,381,501	-£1,393,209	-£1,422,480	-£1,598,105	-£1,695,674
60% LAR : 40% CIR	30%	-£1,160,160	-£1,601,328	-£1,606,675	-£1,618,357	-£1,647,559	-£1,822,778	-£1,920,121
60% LAR : 40% CIR	35%	-£1,411,578	-£1,827,745	-£1,833,083	-£1,844,740	-£1,873,884	-£2,048,746	-£2,145,892
60% LAR : 40% CIR	40%	-£1,664,222	-£2,055,380	-£2,060,709	-£2,072,346	-£2,101,439	-£2,275,998	-£2,372,974
60% LAR : 40% CIR	45%	-£1,918,080	-£2,284,221	-£2,289,543	-£2,301,163	-£2,330,214	-£2,504,519	-£2,605,849
60% LAR : 40% CIR	50%	-£2,173,140	-£2,514,257	-£2,519,572	-£2,531,179	-£2,561,455	-£2,749,250	-£2,853,580

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,373,969	£782,975	£777,529	£765,632	£735,890	£557,440	£458,300
60% LAR : 40% CIR	5%	£1,130,158	£564,113	£558,688	£546,836	£517,206	£339,428	£240,662
60% LAR : 40% CIR	10%	£885,049	£343,962	£338,557	£326,746	£297,219	£120,059	£21,637
60% LAR : 40% CIR	15%	£638,655	£122,535	£117,146	£105,373	£75,941	-£100,655	-£198,764
60% LAR : 40% CIR	20%	£390,987	-£100,157	-£105,531	-£117,269	-£146,617	-£322,701	-£420,525
60% LAR : 40% CIR	**22%**	**£291,566**	**-£189,585**	**-£194,954**	**-£206,680**	**-£235,995**	**-£411,890**	**-£509,609**
60% LAR : 40% CIR	25%	£142,058	-£324,103	-£329,463	-£341,171	-£370,442	-£546,067	-£643,636
60% LAR : 40% CIR	30%	-£108,122	-£549,290	-£554,637	-£566,319	-£595,521	-£770,740	-£868,083
60% LAR : 40% CIR	35%	-£359,540	-£775,707	-£781,045	-£792,702	-£821,846	-£996,708	-£1,093,854
60% LAR : 40% CIR	40%	-£612,184	-£1,003,342	-£1,008,671	-£1,020,308	-£1,049,401	-£1,223,960	-£1,320,936
60% LAR : 40% CIR	45%	-£866,042	-£1,232,183	-£1,237,505	-£1,249,125	-£1,278,176	-£1,452,481	-£1,553,811
60% LAR : 40% CIR	50%	-£1,121,102	-£1,462,219	-£1,467,534	-£1,479,141	-£1,509,417	-£1,697,212	-£1,801,542

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,809,885	£1,218,891	£1,213,445	£1,201,548	£1,171,806	£993,356	£894,216
60% LAR : 40% CIR	5%	£1,566,074	£1,000,029	£994,604	£982,752	£953,122	£775,344	£676,578
60% LAR : 40% CIR	10%	£1,320,965	£779,878	£774,473	£762,662	£733,135	£555,975	£457,553
60% LAR : 40% CIR	15%	£1,074,571	£558,451	£553,062	£541,289	£511,857	£335,261	£237,152
60% LAR : 40% CIR	20%	£826,903	£335,759	£330,385	£318,647	£289,299	£113,215	£15,391
60% LAR : 40% CIR	**22%**	**£727,482**	**£246,331**	**£240,962**	**£229,236**	**£199,921**	**£24,026**	**-£73,693**
60% LAR : 40% CIR	25%	£577,974	£111,813	£106,453	£94,745	£65,474	-£110,151	-£207,720
60% LAR : 40% CIR	30%	£327,794	-£113,374	-£118,721	-£130,403	-£159,605	-£334,824	-£432,167
60% LAR : 40% CIR	35%	£76,376	-£339,791	-£345,129	-£356,786	-£385,930	-£560,792	-£657,938
60% LAR : 40% CIR	40%	-£176,268	-£567,426	-£572,755	-£584,392	-£613,485	-£788,044	-£885,020
60% LAR : 40% CIR	45%	-£430,126	-£796,267	-£801,589	-£813,209	-£842,260	-£1,016,565	-£1,117,895
60% LAR : 40% CIR	50%	-£685,186	-£1,026,303	-£1,031,618	-£1,043,225	-£1,073,501	-£1,261,296	-£1,365,626

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,325,179	£1,734,185	£1,728,739	£1,716,842	£1,687,100	£1,508,650	£1,409,510
60% LAR : 40% CIR	5%	£2,081,368	£1,515,323	£1,509,898	£1,498,046	£1,468,416	£1,290,638	£1,191,872
60% LAR : 40% CIR	10%	£1,836,259	£1,295,172	£1,289,767	£1,277,956	£1,248,429	£1,071,269	£972,847
60% LAR : 40% CIR	15%	£1,589,865	£1,073,745	£1,068,356	£1,056,583	£1,027,151	£850,555	£752,446
60% LAR : 40% CIR	20%	£1,342,197	£851,053	£845,679	£833,941	£804,593	£628,509	£530,685
60% LAR : 40% CIR	**22%**	**£1,242,776**	**£761,625**	**£756,256**	**£744,530**	**£715,215**	**£539,320**	**£441,601**
60% LAR : 40% CIR	25%	£1,093,268	£627,107	£621,747	£610,039	£580,768	£405,143	£307,574
60% LAR : 40% CIR	30%	£843,088	£401,920	£396,573	£384,891	£355,689	£180,470	£83,127
60% LAR : 40% CIR	35%	£591,670	£175,503	£170,165	£158,508	£129,364	-£45,498	-£142,644
60% LAR : 40% CIR	40%	£339,026	-£52,132	-£57,461	-£69,098	-£98,191	-£272,750	-£369,726
60% LAR : 40% CIR	45%	£85,168	-£280,973	-£286,295	-£297,915	-£326,966	-£501,271	-£602,601
60% LAR : 40% CIR	50%	-£169,892	-£511,009	-£516,324	-£527,931	-£558,207	-£746,002	-£850,332

LB Camden
Local Plan Viability Testing 2025

Resi 5- 13 Flats		**Value Area**	**Zone B - £1,250 psf**

No Units	**13**
Site Area	**0.03 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,161,285	£2,565,487	£2,560,041	£2,548,144	£2,518,402	£2,339,952	£2,240,812
60% LAR : 40% CIR	5%	£2,902,450	£2,331,842	£2,326,416	£2,314,564	£2,284,934	£2,107,156	£2,008,390
60% LAR : 40% CIR	10%	£2,642,318	£2,096,907	£2,091,501	£2,079,690	£2,050,163	£1,873,003	£1,774,581
60% LAR : 40% CIR	15%	£2,380,899	£1,860,696	£1,855,307	£1,843,534	£1,814,102	£1,637,505	£1,539,397
60% LAR : 40% CIR	20%	£2,118,208	£1,623,220	£1,617,846	£1,606,107	£1,576,760	£1,400,676	£1,302,851
60% LAR : 40% CIR	**22%**	**£2,012,777**	**£1,527,878**	**£1,522,510**	**£1,510,783**	**£1,481,468**	**£1,305,574**	**£1,207,855**
60% LAR : 40% CIR	25%	£1,854,254	£1,384,491	£1,379,131	£1,367,422	£1,338,152	£1,162,526	£1,064,957
60% LAR : 40% CIR	30%	£1,589,051	£1,144,519	£1,139,171	£1,127,490	£1,098,287	£923,069	£825,726
60% LAR : 40% CIR	35%	£1,322,609	£903,319	£897,981	£886,324	£857,180	£682,317	£585,171
60% LAR : 40% CIR	40%	£1,054,941	£660,900	£655,571	£643,934	£614,840	£440,282	£343,305
60% LAR : 40% CIR	45%	£786,058	£417,275	£411,953	£400,333	£371,282	£196,977	£100,142
60% LAR : 40% CIR	50%	£515,974	£172,455	£167,139	£155,532	£126,515	-£50,909	-£155,240

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£622,411	£26,613	£21,167	£9,270	-£20,472	-£198,922	-£298,062
60% LAR : 40% CIR	5%	£363,576	-£207,032	-£212,458	-£224,310	-£253,940	-£431,718	-£530,484
60% LAR : 40% CIR	10%	£103,444	-£441,967	-£447,373	-£459,184	-£488,711	-£665,871	-£764,293
60% LAR : 40% CIR	15%	-£157,975	-£678,178	-£683,567	-£695,340	-£724,772	-£901,369	-£999,477
60% LAR : 40% CIR	20%	-£420,666	-£915,654	-£921,028	-£932,767	-£962,114	-£1,138,198	-£1,236,023
60% LAR : 40% CIR	**22%**	**-£526,097**	**-£1,010,996**	**-£1,016,364**	**-£1,028,091**	**-£1,057,406**	**-£1,233,300**	**-£1,331,019**
60% LAR : 40% CIR	25%	-£684,620	-£1,154,383	-£1,159,743	-£1,171,452	-£1,200,722	-£1,376,348	-£1,473,917
60% LAR : 40% CIR	30%	-£949,823	-£1,394,355	-£1,399,703	-£1,411,384	-£1,440,587	-£1,615,805	-£1,713,148
60% LAR : 40% CIR	35%	-£1,216,265	-£1,635,555	-£1,640,893	-£1,652,550	-£1,681,694	-£1,856,557	-£1,953,703
60% LAR : 40% CIR	40%	-£1,483,933	-£1,877,974	-£1,883,303	-£1,894,940	-£1,924,034	-£2,098,592	-£2,195,569
60% LAR : 40% CIR	45%	-£1,752,816	-£2,121,599	-£2,126,921	-£2,138,541	-£2,167,592	-£2,341,897	-£2,438,732
60% LAR : 40% CIR	50%	-£2,022,900	-£2,366,419	-£2,371,735	-£2,383,342	-£2,412,359	-£2,589,783	-£2,694,114

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,674,449	£1,078,651	£1,073,205	£1,061,308	£1,031,566	£853,116	£753,976
60% LAR : 40% CIR	5%	£1,415,614	£845,006	£839,580	£827,728	£798,098	£620,320	£521,554
60% LAR : 40% CIR	10%	£1,155,482	£610,071	£604,665	£592,854	£563,327	£386,167	£287,745
60% LAR : 40% CIR	15%	£894,063	£373,860	£368,471	£356,698	£327,266	£150,669	£52,561
60% LAR : 40% CIR	20%	£631,372	£136,384	£131,010	£119,271	£89,924	-£86,160	-£183,985
60% LAR : 40% CIR	**22%**	**£525,941**	**£41,042**	**£35,674**	**£23,947**	**-£5,368**	**-£181,262**	**-£278,981**
60% LAR : 40% CIR	25%	£367,418	-£102,345	-£107,705	-£119,414	-£148,684	-£324,310	-£421,879
60% LAR : 40% CIR	30%	£102,215	-£342,317	-£347,665	-£359,346	-£388,549	-£563,767	-£661,110
60% LAR : 40% CIR	35%	-£164,227	-£583,517	-£588,855	-£600,512	-£629,656	-£804,519	-£901,665
60% LAR : 40% CIR	40%	-£431,895	-£825,936	-£831,265	-£842,902	-£871,996	-£1,046,554	-£1,143,531
60% LAR : 40% CIR	45%	-£700,778	-£1,069,561	-£1,074,883	-£1,086,503	-£1,115,554	-£1,289,859	-£1,386,694
60% LAR : 40% CIR	50%	-£970,862	-£1,314,381	-£1,319,697	-£1,331,304	-£1,360,321	-£1,537,745	-£1,642,076

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,110,365	£1,514,567	£1,509,121	£1,497,224	£1,467,482	£1,289,032	£1,189,892
60% LAR : 40% CIR	5%	£1,851,530	£1,280,922	£1,275,496	£1,263,644	£1,234,014	£1,056,236	£957,470
60% LAR : 40% CIR	10%	£1,591,398	£1,045,987	£1,040,581	£1,028,770	£999,243	£822,083	£723,661
60% LAR : 40% CIR	15%	£1,329,979	£809,776	£804,387	£792,614	£763,182	£586,585	£488,477
60% LAR : 40% CIR	20%	£1,067,288	£572,300	£566,926	£555,187	£525,840	£349,756	£251,931
60% LAR : 40% CIR	**22%**	**£961,857**	**£476,958**	**£471,590**	**£459,863**	**£430,548**	**£254,654**	**£156,935**
60% LAR : 40% CIR	25%	£803,334	£333,571	£328,211	£316,502	£287,232	£111,606	£14,037
60% LAR : 40% CIR	30%	£538,131	£93,599	£88,251	£76,570	£47,367	-£127,851	-£225,194
60% LAR : 40% CIR	35%	£271,689	-£147,601	-£152,939	-£164,596	-£193,740	-£368,603	-£465,749
60% LAR : 40% CIR	40%	£4,021	-£390,020	-£395,349	-£406,986	-£436,080	-£610,638	-£707,615
60% LAR : 40% CIR	45%	-£264,862	-£633,645	-£638,967	-£650,587	-£679,638	-£853,943	-£950,778
60% LAR : 40% CIR	50%	-£534,946	-£878,465	-£883,781	-£895,388	-£924,405	-£1,101,829	-£1,206,160

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,625,659	£2,029,861	£2,024,415	£2,012,518	£1,982,776	£1,804,326	£1,705,186
60% LAR : 40% CIR	5%	£2,366,824	£1,796,216	£1,790,790	£1,778,938	£1,749,308	£1,571,530	£1,472,764
60% LAR : 40% CIR	10%	£2,106,692	£1,561,281	£1,555,875	£1,544,064	£1,514,537	£1,337,377	£1,238,955
60% LAR : 40% CIR	15%	£1,845,273	£1,325,070	£1,319,681	£1,307,908	£1,278,476	£1,101,879	£1,003,771
60% LAR : 40% CIR	20%	£1,582,582	£1,087,594	£1,082,220	£1,070,481	£1,041,134	£865,050	£767,225
60% LAR : 40% CIR	**22%**	**£1,477,151**	**£992,252**	**£986,884**	**£975,157**	**£945,842**	**£769,948**	**£672,229**
60% LAR : 40% CIR	25%	£1,318,628	£848,865	£843,505	£831,796	£802,526	£626,900	£529,331
60% LAR : 40% CIR	30%	£1,053,425	£608,893	£603,545	£591,864	£562,661	£387,443	£290,100
60% LAR : 40% CIR	35%	£786,983	£367,693	£362,355	£350,698	£321,554	£146,691	£49,545
60% LAR : 40% CIR	40%	£519,315	£125,274	£119,945	£108,308	£79,214	-£95,344	-£192,321
60% LAR : 40% CIR	45%	£250,432	-£118,351	-£123,673	-£135,293	-£164,344	-£338,649	-£435,484
60% LAR : 40% CIR	50%	-£19,652	-£363,171	-£368,487	-£380,094	-£409,111	-£586,535	-£690,866

LB Camden
Local Plan Viability Testing 2025

Resi 5- 13 Flats	
No Units	**13**
Site Area	**0.03 Ha**

Value Area	**Zone B - £1,300 psf**	
Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,461,766	£2,861,163	£2,855,717	£2,843,820	£2,814,078	£2,635,628	£2,536,488
60% LAR : 40% CIR	5%	£3,187,907	£2,612,733	£2,607,308	£2,595,456	£2,565,827	£2,388,049	£2,289,283
60% LAR : 40% CIR	10%	£2,912,751	£2,363,015	£2,357,610	£2,345,798	£2,316,272	£2,139,111	£2,040,689
60% LAR : 40% CIR	15%	£2,636,308	£2,112,021	£2,106,631	£2,094,858	£2,065,426	£1,888,830	£1,790,721
60% LAR : 40% CIR	20%	£2,358,592	£1,859,760	£1,854,387	£1,842,648	£1,813,301	£1,637,216	£1,539,392
60% LAR : 40% CIR	**22%**	**£2,247,152**	**£1,758,505**	**£1,753,137**	**£1,741,411**	**£1,712,095**	**£1,536,201**	**£1,438,482**
60% LAR : 40% CIR	25%	£2,079,614	£1,606,247	£1,600,887	£1,589,179	£1,559,908	£1,384,283	£1,286,714
60% LAR : 40% CIR	30%	£1,799,387	£1,351,492	£1,346,144	£1,334,464	£1,305,260	£1,130,043	£1,032,699
60% LAR : 40% CIR	35%	£1,517,921	£1,095,508	£1,090,171	£1,078,513	£1,049,369	£874,506	£777,361
60% LAR : 40% CIR	40%	£1,235,229	£838,305	£832,977	£821,339	£792,247	£617,688	£520,711
60% LAR : 40% CIR	45%	£951,323	£579,896	£574,575	£562,954	£533,904	£359,599	£262,763
60% LAR : 40% CIR	50%	£666,214	£320,293	£314,977	£303,371	£274,354	£100,252	£3,529

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£922,892	£322,289	£316,843	£304,946	£275,204	£96,754	-£2,386
60% LAR : 40% CIR	5%	£649,033	£73,859	£68,434	£56,582	£26,953	-£150,825	-£249,591
60% LAR : 40% CIR	10%	£373,877	-£175,859	-£181,264	-£193,076	-£222,602	-£399,763	-£498,185
60% LAR : 40% CIR	15%	£97,434	-£426,853	-£432,243	-£444,016	-£473,448	-£650,044	-£748,153
60% LAR : 40% CIR	20%	-£180,282	-£679,114	-£684,487	-£696,226	-£725,573	-£901,658	-£999,482
60% LAR : 40% CIR	**22%**	**-£291,722**	**-£780,369**	**-£785,737**	**-£797,463**	**-£826,779**	**-£1,002,673**	**-£1,100,392**
60% LAR : 40% CIR	25%	-£459,260	-£932,627	-£937,987	-£949,695	-£978,966	-£1,154,591	-£1,252,160
60% LAR : 40% CIR	30%	-£739,487	-£1,187,382	-£1,192,730	-£1,204,410	-£1,233,614	-£1,408,831	-£1,506,175
60% LAR : 40% CIR	35%	-£1,020,953	-£1,443,366	-£1,448,703	-£1,460,361	-£1,489,505	-£1,664,368	-£1,761,513
60% LAR : 40% CIR	40%	-£1,303,645	-£1,700,569	-£1,705,897	-£1,717,535	-£1,746,627	-£1,921,186	-£2,018,163
60% LAR : 40% CIR	45%	-£1,587,551	-£1,958,978	-£1,964,299	-£1,975,920	-£2,004,970	-£2,179,275	-£2,276,111
60% LAR : 40% CIR	50%	-£1,872,660	-£2,218,581	-£2,223,897	-£2,235,503	-£2,264,520	-£2,438,622	-£2,535,345

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,974,930	£1,374,327	£1,368,881	£1,356,984	£1,327,242	£1,148,792	£1,049,652
60% LAR : 40% CIR	5%	£1,701,071	£1,125,897	£1,120,472	£1,108,620	£1,078,991	£901,213	£802,447
60% LAR : 40% CIR	10%	£1,425,915	£876,179	£870,774	£858,962	£829,436	£652,275	£553,853
60% LAR : 40% CIR	15%	£1,149,472	£625,185	£619,795	£608,022	£578,590	£401,994	£303,885
60% LAR : 40% CIR	20%	£871,756	£372,924	£367,551	£355,812	£326,465	£150,380	£52,556
60% LAR : 40% CIR	**22%**	**£760,316**	**£271,669**	**£266,301**	**£254,575**	**£225,259**	**£49,365**	**-£48,354**
60% LAR : 40% CIR	25%	£592,778	£119,411	£114,051	£102,343	£73,072	-£102,553	-£200,122
60% LAR : 40% CIR	30%	£312,551	-£135,344	-£140,692	-£152,372	-£181,576	-£356,793	-£454,137
60% LAR : 40% CIR	35%	£31,085	-£391,328	-£396,665	-£408,323	-£437,467	-£612,330	-£709,475
60% LAR : 40% CIR	40%	-£251,607	-£648,531	-£653,859	-£665,497	-£694,589	-£869,148	-£966,125
60% LAR : 40% CIR	45%	-£535,513	-£906,940	-£912,261	-£923,882	-£952,932	-£1,127,237	-£1,224,073
60% LAR : 40% CIR	50%	-£820,622	-£1,166,543	-£1,171,859	-£1,183,465	-£1,212,482	-£1,386,584	-£1,483,307

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,410,846	£1,810,243	£1,804,797	£1,792,900	£1,763,158	£1,584,708	£1,485,568
60% LAR : 40% CIR	5%	£2,136,987	£1,561,813	£1,556,388	£1,544,536	£1,514,907	£1,337,129	£1,238,363
60% LAR : 40% CIR	10%	£1,861,831	£1,312,095	£1,306,690	£1,294,878	£1,265,352	£1,088,191	£989,769
60% LAR : 40% CIR	15%	£1,585,388	£1,061,101	£1,055,711	£1,043,938	£1,014,506	£837,910	£739,801
60% LAR : 40% CIR	20%	£1,307,672	£808,840	£803,467	£791,728	£762,381	£586,296	£488,472
60% LAR : 40% CIR	**22%**	**£1,196,232**	**£707,585**	**£702,217**	**£690,491**	**£661,175**	**£485,281**	**£387,562**
60% LAR : 40% CIR	25%	£1,028,694	£555,327	£549,967	£538,259	£508,988	£333,363	£235,794
60% LAR : 40% CIR	30%	£748,467	£300,572	£295,224	£283,544	£254,340	£79,123	-£18,221
60% LAR : 40% CIR	35%	£467,001	£44,588	£39,251	£27,593	-£1,551	-£176,414	-£273,559
60% LAR : 40% CIR	40%	£184,309	-£212,615	-£217,943	-£229,581	-£258,673	-£433,232	-£530,209
60% LAR : 40% CIR	45%	-£99,597	-£471,024	-£476,345	-£487,966	-£517,016	-£691,321	-£788,157
60% LAR : 40% CIR	50%	-£384,706	-£730,627	-£735,943	-£747,549	-£776,566	-£950,668	-£1,047,391

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,926,140	£2,325,537	£2,320,091	£2,308,194	£2,278,452	£2,100,002	£2,000,862
60% LAR : 40% CIR	5%	£2,652,281	£2,077,107	£2,071,682	£2,059,830	£2,030,201	£1,852,423	£1,753,657
60% LAR : 40% CIR	10%	£2,377,125	£1,827,389	£1,821,984	£1,810,172	£1,780,646	£1,603,485	£1,505,063
60% LAR : 40% CIR	15%	£2,100,682	£1,576,395	£1,571,005	£1,559,232	£1,529,800	£1,353,204	£1,255,095
60% LAR : 40% CIR	20%	£1,822,966	£1,324,134	£1,318,761	£1,307,022	£1,277,675	£1,101,590	£1,003,766
60% LAR : 40% CIR	**22%**	**£1,711,526**	**£1,222,879**	**£1,217,511**	**£1,205,785**	**£1,176,469**	**£1,000,575**	**£902,856**
60% LAR : 40% CIR	25%	£1,543,988	£1,070,621	£1,065,261	£1,053,553	£1,024,282	£848,657	£751,088
60% LAR : 40% CIR	30%	£1,263,761	£815,866	£810,518	£798,838	£769,634	£594,417	£497,073
60% LAR : 40% CIR	35%	£982,295	£559,882	£554,545	£542,887	£513,743	£338,880	£241,735
60% LAR : 40% CIR	40%	£699,603	£302,679	£297,351	£285,713	£256,621	£82,062	-£14,915
60% LAR : 40% CIR	45%	£415,697	£44,270	£38,949	£27,328	-£1,722	-£176,027	-£272,863
60% LAR : 40% CIR	50%	£130,588	-£215,333	-£220,649	-£232,255	-£261,272	-£435,374	-£532,097

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		**Value Area**	**Zone B - £900 psf**

No Units	**15**
Site Area	**0.04 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,212,799	£564,274	£557,989	£544,262	£509,945	£304,041	£189,649
60% LAR : 40% CIR	5%	£1,035,492	£414,090	£407,830	£394,155	£359,966	£154,838	£40,878
60% LAR : 40% CIR	10%	£856,687	£262,420	£256,182	£242,554	£208,485	£4,069	-£117,503
60% LAR : 40% CIR	15%	£676,399	£109,277	£103,058	£89,474	£55,513	-£159,308	-£281,414
60% LAR : 40% CIR	20%	£494,641	-£48,287	-£54,976	-£69,586	-£106,112	-£325,266	-£447,019
60% LAR : 40% CIR	25%	£311,427	-£216,611	-£223,282	-£237,855	-£274,285	-£492,869	-£614,304
60% LAR : 40% CIR	**26%**	**£274,611**	**-£250,461**	**-£257,129**	**-£271,695**	**-£308,108**	**-£526,585**	**-£647,961**
60% LAR : 40% CIR	30%	£126,771	-£386,480	-£393,136	-£407,675	-£444,021	-£662,097	-£783,251
60% LAR : 40% CIR	35%	-£63,365	-£557,879	-£564,523	-£579,031	-£615,304	-£832,939	-£953,846
60% LAR : 40% CIR	40%	-£265,612	-£730,794	-£737,427	-£751,911	-£788,120	-£1,005,375	-£1,126,073
60% LAR : 40% CIR	45%	-£469,371	-£905,211	-£911,834	-£926,297	-£962,454	-£1,179,394	-£1,299,916
60% LAR : 40% CIR	50%	-£674,626	-£1,081,113	-£1,087,731	-£1,102,177	-£1,138,291	-£1,354,977	-£1,475,359

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-2449038.074	-£3,097,564	-£3,103,849	-£3,117,575	-£3,151,893	-£3,357,797	-£3,472,188
60% LAR : 40% CIR	5%	-£2,626,345	-£3,247,748	-£3,254,008	-£3,267,683	-£3,301,871	-£3,507,000	-£3,620,960
60% LAR : 40% CIR	10%	-£2,805,150	-£3,399,418	-£3,405,656	-£3,419,284	-£3,453,353	-£3,657,769	-£3,779,340
60% LAR : 40% CIR	15%	-£2,985,438	-£3,552,561	-£3,558,779	-£3,572,364	-£3,606,324	-£3,821,145	-£3,943,251
60% LAR : 40% CIR	20%	-£3,167,197	-£3,710,125	-£3,716,813	-£3,731,424	-£3,767,949	-£3,987,104	-£4,108,857
60% LAR : 40% CIR	25%	-£3,350,410	-£3,878,449	-£3,885,120	-£3,899,692	-£3,936,123	-£4,154,706	-£4,276,141
60% LAR : 40% CIR	**26%**	**-£3,387,227**	**-£3,912,299**	**-£3,918,967**	**-£3,933,533**	**-£3,969,945**	**-£4,188,422**	**-£4,309,798**
60% LAR : 40% CIR	30%	-£3,535,066	-£4,048,317	-£4,054,973	-£4,069,513	-£4,105,859	-£4,323,934	-£4,445,089
60% LAR : 40% CIR	35%	-£3,725,202	-£4,219,716	-£4,226,360	-£4,240,869	-£4,277,142	-£4,494,776	-£4,615,684
60% LAR : 40% CIR	40%	-£3,927,450	-£4,392,632	-£4,399,264	-£4,413,748	-£4,449,958	-£4,667,213	-£4,787,911
60% LAR : 40% CIR	45%	-£4,131,208	-£4,567,049	-£4,573,672	-£4,588,134	-£4,624,291	-£4,841,231	-£4,961,753
60% LAR : 40% CIR	50%	-£4,336,463	-£4,742,951	-£4,749,568	-£4,764,014	-£4,800,128	-£5,016,815	-£5,137,196

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£931,676	-£1,580,201	-£1,586,486	-£1,600,213	-£1,634,530	-£1,840,434	-£1,954,826
60% LAR : 40% CIR	5%	-£1,108,983	-£1,730,385	-£1,736,645	-£1,750,320	-£1,784,509	-£1,989,637	-£2,103,597
60% LAR : 40% CIR	10%	-£1,287,788	-£1,882,055	-£1,888,293	-£1,901,921	-£1,935,990	-£2,140,406	-£2,261,978
60% LAR : 40% CIR	15%	-£1,468,076	-£2,035,198	-£2,041,417	-£2,055,001	-£2,088,962	-£2,303,783	-£2,425,889
60% LAR : 40% CIR	20%	-£1,649,834	-£2,192,762	-£2,199,451	-£2,214,061	-£2,250,587	-£2,469,741	-£2,591,494
60% LAR : 40% CIR	25%	-£1,833,048	-£2,361,086	-£2,367,757	-£2,382,330	-£2,418,760	-£2,637,344	-£2,758,779
60% LAR : 40% CIR	**26%**	**-£1,869,864**	**-£2,394,936**	**-£2,401,604**	**-£2,416,170**	**-£2,452,583**	**-£2,671,060**	**-£2,792,436**
60% LAR : 40% CIR	30%	-£2,017,704	-£2,530,955	-£2,537,611	-£2,552,150	-£2,588,496	-£2,806,572	-£2,927,726
60% LAR : 40% CIR	35%	-£2,207,840	-£2,702,354	-£2,708,998	-£2,723,506	-£2,759,779	-£2,977,414	-£3,098,321
60% LAR : 40% CIR	40%	-£2,410,087	-£2,875,269	-£2,881,902	-£2,896,386	-£2,932,595	-£3,149,850	-£3,270,548
60% LAR : 40% CIR	45%	-£2,613,846	-£3,049,686	-£3,056,309	-£3,070,772	-£3,106,929	-£3,323,869	-£3,444,391
60% LAR : 40% CIR	50%	-£2,819,101	-£3,225,588	-£3,232,206	-£3,246,652	-£3,282,766	-£3,499,452	-£3,619,834

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£302,951	-£951,476	-£957,761	-£971,488	-£1,005,805	-£1,211,709	-£1,326,101
60% LAR : 40% CIR	5%	-£480,258	-£1,101,660	-£1,107,920	-£1,121,595	-£1,155,784	-£1,360,912	-£1,474,872
60% LAR : 40% CIR	10%	-£659,063	-£1,253,330	-£1,259,568	-£1,273,196	-£1,307,265	-£1,511,681	-£1,633,253
60% LAR : 40% CIR	15%	-£839,351	-£1,406,473	-£1,412,692	-£1,426,276	-£1,460,237	-£1,675,058	-£1,797,164
60% LAR : 40% CIR	20%	-£1,021,109	-£1,564,037	-£1,570,726	-£1,585,336	-£1,621,862	-£1,841,016	-£1,962,769
60% LAR : 40% CIR	25%	-£1,204,323	-£1,732,361	-£1,739,032	-£1,753,605	-£1,790,035	-£2,008,619	-£2,130,054
60% LAR : 40% CIR	**26%**	**-£1,241,139**	**-£1,766,211**	**-£1,772,879**	**-£1,787,445**	**-£1,823,858**	**-£2,042,335**	**-£2,163,711**
60% LAR : 40% CIR	30%	-£1,388,979	-£1,902,230	-£1,908,886	-£1,923,425	-£1,959,771	-£2,177,847	-£2,299,001
60% LAR : 40% CIR	35%	-£1,579,115	-£2,073,629	-£2,080,273	-£2,094,781	-£2,131,054	-£2,348,689	-£2,469,596
60% LAR : 40% CIR	40%	-£1,781,362	-£2,246,544	-£2,253,177	-£2,267,661	-£2,303,870	-£2,521,125	-£2,641,823
60% LAR : 40% CIR	45%	-£1,985,121	-£2,420,961	-£2,427,584	-£2,442,047	-£2,478,204	-£2,695,144	-£2,815,666
60% LAR : 40% CIR	50%	-£2,190,376	-£2,596,863	-£2,603,481	-£2,617,927	-£2,654,041	-£2,870,727	-£2,991,109

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£440,262	-£208,264	-£214,549	-£228,275	-£262,593	-£468,497	-£582,888
60% LAR : 40% CIR	5%	£262,955	-£358,448	-£364,708	-£378,383	-£412,571	-£617,700	-£731,660
60% LAR : 40% CIR	10%	£84,150	-£510,118	-£516,356	-£529,984	-£564,053	-£768,469	-£890,040
60% LAR : 40% CIR	15%	-£96,138	-£663,261	-£669,479	-£683,064	-£717,024	-£931,845	-£1,053,951
60% LAR : 40% CIR	20%	-£277,897	-£820,825	-£827,513	-£842,124	-£878,649	-£1,097,804	-£1,219,557
60% LAR : 40% CIR	25%	-£461,110	-£989,149	-£995,820	-£1,010,392	-£1,046,823	-£1,265,406	-£1,386,841
60% LAR : 40% CIR	**26%**	**-£497,927**	**-£1,022,999**	**-£1,029,667**	**-£1,044,233**	**-£1,080,645**	**-£1,299,122**	**-£1,420,498**
60% LAR : 40% CIR	30%	-£645,766	-£1,159,017	-£1,165,673	-£1,180,213	-£1,216,559	-£1,434,634	-£1,555,789
60% LAR : 40% CIR	35%	-£835,902	-£1,330,416	-£1,337,060	-£1,351,569	-£1,387,842	-£1,605,476	-£1,726,384
60% LAR : 40% CIR	40%	-£1,038,150	-£1,503,332	-£1,509,964	-£1,524,448	-£1,560,658	-£1,777,913	-£1,898,611
60% LAR : 40% CIR	45%	-£1,241,908	-£1,677,749	-£1,684,372	-£1,698,834	-£1,734,991	-£1,951,931	-£2,072,453
60% LAR : 40% CIR	50%	-£1,447,163	-£1,853,651	-£1,860,268	-£1,874,714	-£1,910,828	-£2,127,515	-£2,247,896

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats	
Value Area	**Zone B - £950 psf**

No Units	**15**
Site Area	**0.04 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,559,508	£905,438	£899,154	£885,427	£851,109	£645,205	£530,814
60% LAR : 40% CIR	5%	£1,364,866	£738,197	£731,936	£718,261	£684,073	£478,944	£364,983
60% LAR : 40% CIR	10%	£1,168,725	£569,468	£563,230	£549,602	£515,533	£311,117	£197,553
60% LAR : 40% CIR	15%	£971,101	£399,267	£393,048	£379,464	£345,503	£141,739	£28,536
60% LAR : 40% CIR	20%	£772,008	£227,605	£221,404	£207,859	£173,997	-£30,867	-£152,620
60% LAR : 40% CIR	25%	£571,459	£54,497	£48,312	£34,803	£1,029	-£216,869	-£338,304
60% LAR : 40% CIR	**26%**	**£531,176**	**£19,703**	**£13,521**	**£19**	**-£35,789**	**-£254,265**	**-£375,642**
60% LAR : 40% CIR	30%	£369,467	-£128,881	-£135,537	-£150,075	-£186,421	-£404,498	-£525,652
60% LAR : 40% CIR	35%	£166,047	-£318,680	-£325,323	-£339,832	-£376,105	-£593,739	-£714,647
60% LAR : 40% CIR	40%	-£41,224	-£509,995	-£516,627	-£531,111	-£567,321	-£784,576	-£905,274
60% LAR : 40% CIR	45%	-£263,682	-£702,811	-£709,435	-£723,897	-£760,054	-£976,994	-£1,097,517
60% LAR : 40% CIR	50%	-£487,636	-£897,114	-£903,731	-£918,177	-£954,292	-£1,170,978	-£1,291,360

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,102,329	-£2,756,399	-£2,762,683	-£2,776,411	-£2,810,728	-£3,016,633	-£3,131,024
60% LAR : 40% CIR	5%	-£2,296,972	-£2,923,641	-£2,929,901	-£2,943,576	-£2,977,765	-£3,182,893	-£3,296,854
60% LAR : 40% CIR	10%	-£2,493,113	-£3,092,369	-£3,098,608	-£3,112,236	-£3,146,305	-£3,350,721	-£3,464,285
60% LAR : 40% CIR	15%	-£2,690,736	-£3,262,571	-£3,268,789	-£3,282,374	-£3,316,334	-£3,520,098	-£3,633,301
60% LAR : 40% CIR	20%	-£2,889,830	-£3,434,232	-£3,440,434	-£3,453,979	-£3,487,841	-£3,692,705	-£3,814,458
60% LAR : 40% CIR	25%	-£3,090,378	-£3,607,340	-£3,613,525	-£3,627,035	-£3,660,809	-£3,878,707	-£4,000,142
60% LAR : 40% CIR	**26%**	**-£3,130,662**	**-£3,642,135**	**-£3,648,317**	**-£3,661,819**	**-£3,697,626**	**-£3,916,102**	**-£4,037,479**
60% LAR : 40% CIR	30%	-£3,292,371	-£3,790,718	-£3,797,374	-£3,811,913	-£3,848,259	-£4,066,335	-£4,187,490
60% LAR : 40% CIR	35%	-£3,495,791	-£3,980,518	-£3,987,161	-£4,001,669	-£4,037,942	-£4,255,577	-£4,376,484
60% LAR : 40% CIR	40%	-£3,703,062	-£4,171,832	-£4,178,465	-£4,192,948	-£4,229,158	-£4,446,414	-£4,567,112
60% LAR : 40% CIR	45%	-£3,925,519	-£4,364,649	-£4,371,273	-£4,385,735	-£4,421,891	-£4,638,832	-£4,759,354
60% LAR : 40% CIR	50%	-£4,149,474	-£4,558,951	-£4,565,569	-£4,580,015	-£4,616,129	-£4,832,815	-£4,953,197

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£584,967	-£1,239,037	-£1,245,321	-£1,259,048	-£1,293,366	-£1,499,270	-£1,613,661
60% LAR : 40% CIR	5%	-£779,609	-£1,406,278	-£1,412,539	-£1,426,214	-£1,460,402	-£1,665,531	-£1,779,492
60% LAR : 40% CIR	10%	-£975,750	-£1,575,007	-£1,581,245	-£1,594,873	-£1,628,942	-£1,833,358	-£1,946,922
60% LAR : 40% CIR	15%	-£1,173,374	-£1,745,208	-£1,751,427	-£1,765,011	-£1,798,972	-£2,002,736	-£2,115,939
60% LAR : 40% CIR	20%	-£1,372,467	-£1,916,870	-£1,923,071	-£1,936,616	-£1,970,478	-£2,175,342	-£2,297,095
60% LAR : 40% CIR	25%	-£1,573,016	-£2,089,978	-£2,096,163	-£2,109,672	-£2,143,446	-£2,361,344	-£2,482,779
60% LAR : 40% CIR	**26%**	**-£1,613,299**	**-£2,124,772**	**-£2,130,954**	**-£2,144,456**	**-£2,180,264**	**-£2,398,740**	**-£2,520,117**
60% LAR : 40% CIR	30%	-£1,775,008	-£2,273,356	-£2,280,012	-£2,294,550	-£2,330,896	-£2,548,973	-£2,670,127
60% LAR : 40% CIR	35%	-£1,978,428	-£2,463,155	-£2,469,798	-£2,484,307	-£2,520,580	-£2,738,214	-£2,859,122
60% LAR : 40% CIR	40%	-£2,185,699	-£2,654,470	-£2,661,102	-£2,675,586	-£2,711,796	-£2,929,051	-£3,049,749
60% LAR : 40% CIR	45%	-£2,408,157	-£2,847,286	-£2,853,910	-£2,868,372	-£2,904,529	-£3,121,469	-£3,241,992
60% LAR : 40% CIR	50%	-£2,632,111	-£3,041,589	-£3,048,206	-£3,062,652	-£3,098,767	-£3,315,453	-£3,435,835

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£43,758	-£610,312	-£616,596	-£630,323	-£664,641	-£870,545	-£984,936
60% LAR : 40% CIR	5%	-£150,884	-£777,553	-£783,814	-£797,489	-£831,677	-£1,036,806	-£1,150,767
60% LAR : 40% CIR	10%	-£347,025	-£946,282	-£952,520	-£966,148	-£1,000,217	-£1,204,633	-£1,318,197
60% LAR : 40% CIR	15%	-£544,649	-£1,116,483	-£1,122,702	-£1,136,286	-£1,170,247	-£1,374,011	-£1,487,214
60% LAR : 40% CIR	20%	-£743,742	-£1,288,145	-£1,294,346	-£1,307,891	-£1,341,753	-£1,546,617	-£1,668,370
60% LAR : 40% CIR	25%	-£944,291	-£1,461,253	-£1,467,438	-£1,480,947	-£1,514,721	-£1,732,619	-£1,854,054
60% LAR : 40% CIR	**26%**	**-£984,574**	**-£1,496,047**	**-£1,502,229**	**-£1,515,731**	**-£1,551,539**	**-£1,770,015**	**-£1,891,392**
60% LAR : 40% CIR	30%	-£1,146,283	-£1,644,631	-£1,651,287	-£1,665,825	-£1,702,171	-£1,920,248	-£2,041,402
60% LAR : 40% CIR	35%	-£1,349,703	-£1,834,430	-£1,841,073	-£1,855,582	-£1,891,855	-£2,109,489	-£2,230,397
60% LAR : 40% CIR	40%	-£1,556,974	-£2,025,745	-£2,032,377	-£2,046,861	-£2,083,071	-£2,300,326	-£2,421,024
60% LAR : 40% CIR	45%	-£1,779,432	-£2,218,561	-£2,225,185	-£2,239,647	-£2,275,804	-£2,492,744	-£2,613,267
60% LAR : 40% CIR	50%	-£2,003,386	-£2,412,864	-£2,419,481	-£2,433,927	-£2,470,042	-£2,686,728	-£2,807,110

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£786,971	£132,901	£126,617	£112,889	£78,572	-£127,333	-£241,724
60% LAR : 40% CIR	5%	£592,328	-£34,341	-£40,601	-£54,276	-£88,465	-£293,593	-£407,554
60% LAR : 40% CIR	10%	£396,187	-£203,069	-£209,308	-£222,936	-£257,005	-£461,421	-£574,985
60% LAR : 40% CIR	15%	£198,564	-£373,271	-£379,489	-£393,074	-£427,034	-£630,798	-£744,001
60% LAR : 40% CIR	20%	-£530	-£544,932	-£551,134	-£564,679	-£598,541	-£803,405	-£925,158
60% LAR : 40% CIR	25%	-£201,078	-£718,040	-£724,225	-£737,735	-£771,509	-£989,407	-£1,110,842
60% LAR : 40% CIR	**26%**	**-£241,362**	**-£752,835**	**-£759,017**	**-£772,519**	**-£808,326**	**-£1,026,802**	**-£1,148,179**
60% LAR : 40% CIR	30%	-£403,071	-£901,418	-£908,074	-£922,613	-£958,959	-£1,177,035	-£1,298,190
60% LAR : 40% CIR	35%	-£606,491	-£1,091,218	-£1,097,861	-£1,112,369	-£1,148,642	-£1,366,277	-£1,487,184
60% LAR : 40% CIR	40%	-£813,762	-£1,282,532	-£1,289,165	-£1,303,648	-£1,339,858	-£1,557,114	-£1,677,812
60% LAR : 40% CIR	45%	-£1,036,219	-£1,475,349	-£1,481,973	-£1,496,435	-£1,532,591	-£1,749,532	-£1,870,054
60% LAR : 40% CIR	50%	-£1,260,174	-£1,669,651	-£1,676,269	-£1,690,715	-£1,726,829	-£1,943,515	-£2,063,897

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats	

Value Area	**Zone B - £1,000 psf**

No Units	**15**
Site Area	**0.04 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,906,217	£1,246,602	£1,240,318	£1,226,591	£1,192,274	£986,369	£871,978
60% LAR : 40% CIR	5%	£1,694,238	£1,062,303	£1,056,043	£1,042,367	£1,008,179	£803,050	£689,090
60% LAR : 40% CIR	10%	£1,480,763	£876,516	£870,277	£856,650	£822,580	£618,165	£504,602
60% LAR : 40% CIR	15%	£1,265,803	£689,257	£683,038	£669,454	£635,493	£431,728	£318,526
60% LAR : 40% CIR	20%	£1,049,375	£500,536	£494,336	£480,791	£446,928	£243,754	£130,880
60% LAR : 40% CIR	25%	£831,490	£310,371	£304,185	£290,676	£256,902	£54,257	-£62,305
60% LAR : 40% CIR	**26%**	**£787,739**	**£272,165**	**£265,984**	**£252,480**	**£218,723**	**£16,177**	**-£103,322**
60% LAR : 40% CIR	30%	£612,163	£118,772	£112,601	£99,123	£65,427	-£146,899	-£268,053
60% LAR : 40% CIR	35%	£391,407	-£79,480	-£86,124	-£100,633	-£136,905	-£354,540	-£475,448
60% LAR : 40% CIR	40%	£169,237	-£289,196	-£295,828	-£310,312	-£346,521	-£563,777	-£684,475
60% LAR : 40% CIR	45%	-£57,994	-£500,412	-£507,036	-£521,499	-£557,655	-£774,595	-£895,117
60% LAR : 40% CIR	50%	-£300,647	-£713,115	-£719,731	-£734,177	-£770,291	-£986,979	-£1,107,360

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,755,620	-£2,415,235	-£2,421,519	-£2,435,247	-£2,469,564	-£2,675,468	-£2,789,860
60% LAR : 40% CIR	5%	-£1,967,599	-£2,599,534	-£2,605,795	-£2,619,471	-£2,653,658	-£2,858,787	-£2,972,748
60% LAR : 40% CIR	10%	-£2,181,074	-£2,785,321	-£2,791,560	-£2,805,187	-£2,839,257	-£3,043,672	-£3,157,236
60% LAR : 40% CIR	15%	-£2,396,034	-£2,972,581	-£2,978,800	-£2,992,384	-£3,026,344	-£3,230,109	-£3,343,311
60% LAR : 40% CIR	20%	-£2,612,463	-£3,161,301	-£3,167,501	-£3,181,047	-£3,214,910	-£3,418,083	-£3,530,957
60% LAR : 40% CIR	25%	-£2,830,348	-£3,351,467	-£3,357,652	-£3,371,161	-£3,404,936	-£3,607,580	-£3,724,142
60% LAR : 40% CIR	**26%**	**-£2,874,098**	**-£3,389,673**	**-£3,395,854**	**-£3,409,357**	**-£3,443,115**	**-£3,645,660**	**-£3,765,159**
60% LAR : 40% CIR	30%	-£3,049,674	-£3,543,066	-£3,549,237	-£3,562,715	-£3,596,411	-£3,808,736	-£3,929,891
60% LAR : 40% CIR	35%	-£3,270,430	-£3,741,318	-£3,747,961	-£3,762,471	-£3,798,743	-£4,016,377	-£4,137,286
60% LAR : 40% CIR	40%	-£3,492,601	-£3,951,033	-£3,957,666	-£3,972,149	-£4,008,358	-£4,225,614	-£4,346,312
60% LAR : 40% CIR	45%	-£3,719,832	-£4,162,249	-£4,168,873	-£4,183,336	-£4,219,493	-£4,436,432	-£4,556,955
60% LAR : 40% CIR	50%	-£3,962,484	-£4,374,952	-£4,381,569	-£4,396,014	-£4,432,129	-£4,648,816	-£4,769,198

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£238,258	-£897,873	-£904,157	-£917,884	-£952,201	-£1,158,106	-£1,272,497
60% LAR : 40% CIR	5%	-£450,237	-£1,082,172	-£1,088,432	-£1,102,108	-£1,136,296	-£1,341,425	-£1,455,385
60% LAR : 40% CIR	10%	-£663,712	-£1,267,959	-£1,274,198	-£1,287,825	-£1,321,895	-£1,526,310	-£1,639,873
60% LAR : 40% CIR	15%	-£878,672	-£1,455,218	-£1,461,437	-£1,475,021	-£1,508,982	-£1,712,747	-£1,825,949
60% LAR : 40% CIR	20%	-£1,095,100	-£1,643,939	-£1,650,139	-£1,663,684	-£1,697,547	-£1,900,721	-£2,013,595
60% LAR : 40% CIR	25%	-£1,312,985	-£1,834,104	-£1,840,290	-£1,853,799	-£1,887,573	-£2,090,218	-£2,206,780
60% LAR : 40% CIR	**26%**	**-£1,356,736**	**-£1,872,310**	**-£1,878,491**	**-£1,891,995**	**-£1,925,752**	**-£2,128,298**	**-£2,247,797**
60% LAR : 40% CIR	30%	-£1,532,312	-£2,025,703	-£2,031,874	-£2,045,352	-£2,079,048	-£2,291,374	-£2,412,528
60% LAR : 40% CIR	35%	-£1,753,068	-£2,223,955	-£2,230,599	-£2,245,108	-£2,281,380	-£2,499,015	-£2,619,923
60% LAR : 40% CIR	40%	-£1,975,238	-£2,433,671	-£2,440,303	-£2,454,787	-£2,490,996	-£2,708,252	-£2,828,950
60% LAR : 40% CIR	45%	-£2,202,469	-£2,644,887	-£2,651,511	-£2,665,974	-£2,702,130	-£2,919,070	-£3,039,592
60% LAR : 40% CIR	50%	-£2,445,122	-£2,857,590	-£2,864,206	-£2,878,652	-£2,914,766	-£3,131,454	-£3,251,835

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£390,467	-£269,148	-£275,432	-£289,159	-£323,476	-£529,381	-£643,772
60% LAR : 40% CIR	5%	£178,488	-£453,447	-£459,707	-£473,383	-£507,571	-£712,700	-£826,660
60% LAR : 40% CIR	10%	-£34,987	-£639,234	-£645,473	-£659,100	-£693,170	-£897,585	-£1,011,148
60% LAR : 40% CIR	15%	-£249,947	-£826,493	-£832,712	-£846,296	-£880,257	-£1,084,022	-£1,197,224
60% LAR : 40% CIR	20%	-£466,375	-£1,015,214	-£1,021,414	-£1,034,959	-£1,068,822	-£1,271,996	-£1,384,870
60% LAR : 40% CIR	25%	-£684,260	-£1,205,379	-£1,211,565	-£1,225,074	-£1,258,848	-£1,461,493	-£1,578,055
60% LAR : 40% CIR	**26%**	**-£728,011**	**-£1,243,585**	**-£1,249,766**	**-£1,263,270**	**-£1,297,027**	**-£1,499,573**	**-£1,619,072**
60% LAR : 40% CIR	30%	-£903,587	-£1,396,978	-£1,403,149	-£1,416,627	-£1,450,323	-£1,662,649	-£1,783,803
60% LAR : 40% CIR	35%	-£1,124,343	-£1,595,230	-£1,601,874	-£1,616,383	-£1,652,655	-£1,870,290	-£1,991,198
60% LAR : 40% CIR	40%	-£1,346,513	-£1,804,946	-£1,811,578	-£1,826,062	-£1,862,271	-£2,079,527	-£2,200,225
60% LAR : 40% CIR	45%	-£1,573,744	-£2,016,162	-£2,022,786	-£2,037,249	-£2,073,405	-£2,290,345	-£2,410,867
60% LAR : 40% CIR	50%	-£1,816,397	-£2,228,865	-£2,235,481	-£2,249,927	-£2,286,041	-£2,502,729	-£2,623,110

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,133,680	£474,065	£467,781	£454,053	£419,736	£213,832	£99,440
60% LAR : 40% CIR	5%	£921,701	£289,766	£283,505	£269,829	£235,642	£30,513	-£83,448
60% LAR : 40% CIR	10%	£708,226	£103,979	£97,740	£84,113	£50,043	-£154,372	-£267,936
60% LAR : 40% CIR	15%	£493,266	-£83,281	-£89,500	-£103,084	-£137,044	-£340,809	-£454,011
60% LAR : 40% CIR	20%	£276,837	-£272,001	-£278,201	-£291,747	-£325,610	-£528,783	-£641,657
60% LAR : 40% CIR	25%	£58,952	-£462,167	-£468,352	-£481,861	-£515,636	-£718,280	-£834,842
60% LAR : 40% CIR	**26%**	**£15,202**	**-£500,373**	**-£506,554**	**-£520,057**	**-£553,815**	**-£756,360**	**-£875,859**
60% LAR : 40% CIR	30%	-£160,374	-£653,766	-£659,937	-£673,415	-£707,111	-£919,436	-£1,040,591
60% LAR : 40% CIR	35%	-£381,130	-£852,018	-£858,661	-£873,171	-£909,443	-£1,127,077	-£1,247,986
60% LAR : 40% CIR	40%	-£603,301	-£1,061,733	-£1,068,366	-£1,082,849	-£1,119,058	-£1,336,314	-£1,457,012
60% LAR : 40% CIR	45%	-£830,532	-£1,272,949	-£1,279,573	-£1,294,036	-£1,330,193	-£1,547,132	-£1,667,655
60% LAR : 40% CIR	50%	-£1,073,184	-£1,485,652	-£1,492,269	-£1,506,714	-£1,542,829	-£1,759,516	-£1,879,898

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats	
No Units	15
Site Area	0.04 Ha

Value Area	Zone B - £1,050 psf
Sales value inflation	Growth
Build cost inflation	Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,252,925	£1,587,767	£1,581,483	£1,567,755	£1,533,438	£1,327,534	£1,213,142
60% LAR : 40% CIR	5%	£2,023,612	£1,386,410	£1,380,148	£1,366,473	£1,332,286	£1,127,157	£1,013,197
60% LAR : 40% CIR	10%	£1,792,800	£1,183,565	£1,177,326	£1,163,698	£1,129,629	£925,213	£811,649
60% LAR : 40% CIR	15%	£1,560,505	£979,246	£973,028	£959,444	£925,483	£721,718	£608,516
60% LAR : 40% CIR	20%	£1,326,741	£773,469	£767,267	£753,722	£719,860	£516,686	£403,812
60% LAR : 40% CIR	25%	£1,091,521	£566,244	£560,059	£546,549	£512,775	£310,131	£197,551
60% LAR : 40% CIR	**26%**	**£1,044,304**	**£524,627**	**£518,445**	**£504,942**	**£471,184**	**£268,639**	**£156,114**
60% LAR : 40% CIR	30%	£854,859	£357,587	£351,416	£337,938	£304,242	£102,067	-£10,550
60% LAR : 40% CIR	35%	£616,768	£147,511	£141,353	£127,901	£94,275	-£115,341	-£236,249
60% LAR : 40% CIR	40%	£377,262	-£68,397	-£75,029	-£89,513	-£125,722	-£342,978	-£463,676
60% LAR : 40% CIR	45%	£136,355	-£298,013	-£304,636	-£319,099	-£355,255	-£572,196	-£692,717
60% LAR : 40% CIR	50%	-£113,657	-£529,115	-£535,732	-£550,178	-£586,292	-£802,979	-£923,360

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,408,913	-£2,074,071	-£2,080,355	-£2,094,082	-£2,128,399	-£2,334,304	-£2,448,695
60% LAR : 40% CIR	5%	-£1,638,226	-£2,275,428	-£2,281,689	-£2,295,364	-£2,329,552	-£2,534,681	-£2,648,641
60% LAR : 40% CIR	10%	-£1,869,037	-£2,478,272	-£2,484,511	-£2,498,139	-£2,532,208	-£2,736,624	-£2,850,188
60% LAR : 40% CIR	15%	-£2,101,332	-£2,682,591	-£2,688,810	-£2,702,394	-£2,736,354	-£2,940,119	-£3,053,321
60% LAR : 40% CIR	20%	-£2,335,096	-£2,888,369	-£2,894,570	-£2,908,115	-£2,941,977	-£3,145,151	-£3,258,026
60% LAR : 40% CIR	25%	-£2,570,316	-£3,095,593	-£3,101,779	-£3,115,288	-£3,149,062	-£3,351,707	-£3,464,287
60% LAR : 40% CIR	**26%**	**-£2,617,534**	**-£3,137,210**	**-£3,143,392**	**-£3,156,895**	**-£3,190,653**	**-£3,393,199**	**-£3,505,724**
60% LAR : 40% CIR	30%	-£2,806,979	-£3,304,250	-£3,310,421	-£3,323,899	-£3,357,595	-£3,559,770	-£3,672,388
60% LAR : 40% CIR	35%	-£3,045,069	-£3,514,326	-£3,520,485	-£3,533,936	-£3,567,563	-£3,777,178	-£3,898,086
60% LAR : 40% CIR	40%	-£3,284,576	-£3,730,234	-£3,736,867	-£3,751,350	-£3,787,559	-£4,004,815	-£4,125,513
60% LAR : 40% CIR	45%	-£3,525,483	-£3,959,850	-£3,966,473	-£3,980,936	-£4,017,093	-£4,234,033	-£4,354,555
60% LAR : 40% CIR	50%	-£3,775,495	-£4,190,953	-£4,197,569	-£4,212,015	-£4,248,130	-£4,464,817	-£4,585,198

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£108,450	-£556,708	-£562,992	-£576,720	-£611,037	-£816,941	-£931,333
60% LAR : 40% CIR	5%	-£120,863	-£758,065	-£764,327	-£778,002	-£812,189	-£1,017,318	-£1,131,278
60% LAR : 40% CIR	10%	-£351,675	-£960,910	-£967,149	-£980,777	-£1,014,846	-£1,219,262	-£1,332,826
60% LAR : 40% CIR	15%	-£583,970	-£1,165,229	-£1,171,447	-£1,185,031	-£1,218,992	-£1,422,757	-£1,535,959
60% LAR : 40% CIR	20%	-£817,734	-£1,371,006	-£1,377,208	-£1,390,753	-£1,424,615	-£1,627,789	-£1,740,663
60% LAR : 40% CIR	25%	-£1,052,954	-£1,578,231	-£1,584,416	-£1,597,926	-£1,631,700	-£1,834,344	-£1,946,924
60% LAR : 40% CIR	**26%**	**-£1,100,171**	**-£1,619,848**	**-£1,626,030**	**-£1,639,533**	**-£1,673,291**	**-£1,875,836**	**-£1,988,361**
60% LAR : 40% CIR	30%	-£1,289,616	-£1,786,888	-£1,793,059	-£1,806,537	-£1,840,233	-£2,042,408	-£2,155,025
60% LAR : 40% CIR	35%	-£1,527,707	-£1,996,964	-£2,003,122	-£2,016,574	-£2,050,200	-£2,259,816	-£2,380,724
60% LAR : 40% CIR	40%	-£1,767,213	-£2,212,872	-£2,219,504	-£2,233,988	-£2,270,197	-£2,487,453	-£2,608,151
60% LAR : 40% CIR	45%	-£2,008,120	-£2,442,488	-£2,449,111	-£2,463,574	-£2,499,730	-£2,716,671	-£2,837,192
60% LAR : 40% CIR	50%	-£2,258,132	-£2,673,590	-£2,680,207	-£2,694,653	-£2,730,767	-£2,947,454	-£3,067,835

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£737,175	£72,017	£65,733	£52,005	£17,688	-£188,216	-£302,608
60% LAR : 40% CIR	5%	£507,862	-£129,340	-£135,602	-£149,277	-£183,464	-£388,593	-£502,553
60% LAR : 40% CIR	10%	£277,050	-£332,185	-£338,424	-£352,052	-£386,121	-£590,537	-£704,101
60% LAR : 40% CIR	15%	£44,755	-£536,504	-£542,722	-£556,306	-£590,267	-£794,032	-£907,234
60% LAR : 40% CIR	20%	-£189,009	-£742,281	-£748,483	-£762,028	-£795,890	-£999,064	-£1,111,938
60% LAR : 40% CIR	25%	-£424,229	-£949,506	-£955,691	-£969,201	-£1,002,975	-£1,205,619	-£1,318,199
60% LAR : 40% CIR	**26%**	**-£471,446**	**-£991,123**	**-£997,305**	**-£1,010,808**	**-£1,044,566**	**-£1,247,111**	**-£1,359,636**
60% LAR : 40% CIR	30%	-£660,891	-£1,158,163	-£1,164,334	-£1,177,812	-£1,211,508	-£1,413,683	-£1,526,300
60% LAR : 40% CIR	35%	-£898,982	-£1,368,239	-£1,374,397	-£1,387,849	-£1,421,475	-£1,631,091	-£1,751,999
60% LAR : 40% CIR	40%	-£1,138,488	-£1,584,147	-£1,590,779	-£1,605,263	-£1,641,472	-£1,858,728	-£1,979,426
60% LAR : 40% CIR	45%	-£1,379,395	-£1,813,763	-£1,820,386	-£1,834,849	-£1,871,005	-£2,087,946	-£2,208,467
60% LAR : 40% CIR	50%	-£1,629,407	-£2,044,865	-£2,051,482	-£2,065,928	-£2,102,042	-£2,318,729	-£2,439,110

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,480,387	£815,229	£808,945	£795,218	£760,901	£554,996	£440,605
60% LAR : 40% CIR	5%	£1,251,074	£613,872	£607,611	£593,936	£559,748	£354,619	£240,659
60% LAR : 40% CIR	10%	£1,020,263	£411,028	£404,789	£391,161	£357,092	£152,676	£39,112
60% LAR : 40% CIR	15%	£787,968	£206,709	£200,490	£186,906	£152,946	-£50,819	-£164,021
60% LAR : 40% CIR	20%	£554,204	£931	-£5,270	-£18,815	-£52,677	-£255,851	-£368,726
60% LAR : 40% CIR	25%	£318,984	-£206,293	-£212,479	-£225,988	-£259,762	-£462,407	-£574,987
60% LAR : 40% CIR	**26%**	**£271,766**	**-£247,910**	**-£254,092**	**-£267,595**	**-£301,353**	**-£503,899**	**-£616,424**
60% LAR : 40% CIR	30%	£82,321	-£414,950	-£421,121	-£434,599	-£468,295	-£670,470	-£783,088
60% LAR : 40% CIR	35%	-£155,769	-£625,026	-£631,185	-£644,636	-£678,263	-£887,878	-£1,008,786
60% LAR : 40% CIR	40%	-£395,276	-£840,934	-£847,567	-£862,050	-£898,259	-£1,115,515	-£1,236,213
60% LAR : 40% CIR	45%	-£636,183	-£1,070,550	-£1,077,173	-£1,091,636	-£1,127,793	-£1,344,733	-£1,465,255
60% LAR : 40% CIR	50%	-£886,195	-£1,301,653	-£1,308,269	-£1,322,715	-£1,358,830	-£1,575,517	-£1,695,898

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		**Value Area**	**Zone B - £1,100 psf**

No Units	**15**
Site Area	**0.04 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,599,634	£1,928,931	£1,922,647	£1,908,921	£1,874,603	£1,668,698	£1,554,308
60% LAR : 40% CIR	5%	£2,352,984	£1,710,515	£1,704,255	£1,690,580	£1,656,391	£1,451,263	£1,337,303
60% LAR : 40% CIR	10%	£2,104,838	£1,490,613	£1,484,374	£1,470,746	£1,436,677	£1,232,262	£1,118,697
60% LAR : 40% CIR	15%	£1,855,208	£1,269,236	£1,263,018	£1,249,434	£1,215,472	£1,011,708	£898,506
60% LAR : 40% CIR	20%	£1,604,108	£1,046,400	£1,040,199	£1,026,654	£992,792	£789,618	£676,744
60% LAR : 40% CIR	25%	£1,351,553	£822,117	£815,932	£802,423	£768,649	£566,005	£453,425
60% LAR : 40% CIR	**26%**	**£1,300,868**	**£777,089**	**£770,907**	**£757,404**	**£723,646**	**£521,101**	**£408,575**
60% LAR : 40% CIR	30%	£1,097,555	£596,403	£590,232	£576,753	£543,058	£340,883	£228,564
60% LAR : 40% CIR	35%	£842,128	£369,269	£363,110	£349,658	£316,031	£114,266	£2,175
60% LAR : 40% CIR	40%	£585,287	£140,729	£134,581	£121,153	£87,584	-£122,179	-£242,876
60% LAR : 40% CIR	45%	£327,044	-£95,613	-£102,237	-£116,699	-£152,856	-£369,796	-£490,319
60% LAR : 40% CIR	50%	£67,414	-£345,116	-£351,733	-£366,178	-£402,293	-£618,979	-£739,361

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,062,204	-£1,732,906	-£1,739,190	-£1,752,917	-£1,787,235	-£1,993,139	-£2,107,530
60% LAR : 40% CIR	5%	-£1,308,853	-£1,951,322	-£1,957,583	-£1,971,258	-£2,005,446	-£2,210,574	-£2,324,534
60% LAR : 40% CIR	10%	-£1,557,000	-£2,171,225	-£2,177,464	-£2,191,092	-£2,225,161	-£2,429,575	-£2,543,140
60% LAR : 40% CIR	15%	-£1,806,630	-£2,392,601	-£2,398,820	-£2,412,404	-£2,446,365	-£2,650,129	-£2,763,331
60% LAR : 40% CIR	20%	-£2,057,729	-£2,615,438	-£2,621,638	-£2,635,183	-£2,669,045	-£2,872,220	-£2,985,094
60% LAR : 40% CIR	25%	-£2,310,285	-£2,839,720	-£2,845,905	-£2,859,415	-£2,893,189	-£3,095,832	-£3,208,413
60% LAR : 40% CIR	**26%**	**-£2,360,969**	**-£2,884,748**	**-£2,890,930**	**-£2,904,434**	**-£2,938,191**	**-£3,140,737**	**-£3,253,262**
60% LAR : 40% CIR	30%	-£2,564,282	-£3,065,435	-£3,071,606	-£3,085,085	-£3,118,780	-£3,320,955	-£3,433,274
60% LAR : 40% CIR	35%	-£2,819,709	-£3,292,569	-£3,298,728	-£3,312,179	-£3,345,806	-£3,547,571	-£3,659,663
60% LAR : 40% CIR	40%	-£3,076,550	-£3,521,108	-£3,527,257	-£3,540,684	-£3,574,253	-£3,784,016	-£3,904,713
60% LAR : 40% CIR	45%	-£3,334,793	-£3,757,451	-£3,764,075	-£3,778,537	-£3,814,693	-£4,031,634	-£4,152,156
60% LAR : 40% CIR	50%	-£3,594,423	-£4,006,953	-£4,013,570	-£4,028,016	-£4,064,130	-£4,280,817	-£4,401,198

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£455,159	-£215,544	-£221,828	-£235,554	-£269,872	-£475,777	-£590,167
60% LAR : 40% CIR	5%	£208,509	-£433,960	-£440,220	-£453,895	-£488,084	-£693,212	-£807,172
60% LAR : 40% CIR	10%	-£39,637	-£653,862	-£660,101	-£673,729	-£707,798	-£912,213	-£1,025,778
60% LAR : 40% CIR	15%	-£289,267	-£875,239	-£881,457	-£895,041	-£929,003	-£1,132,767	-£1,245,969
60% LAR : 40% CIR	20%	-£540,367	-£1,098,075	-£1,104,276	-£1,117,821	-£1,151,683	-£1,354,857	-£1,467,731
60% LAR : 40% CIR	25%	-£792,922	-£1,322,358	-£1,328,543	-£1,342,052	-£1,375,826	-£1,578,470	-£1,691,050
60% LAR : 40% CIR	**26%**	**-£843,607**	**-£1,367,386**	**-£1,373,568**	**-£1,387,071**	**-£1,420,829**	**-£1,623,374**	**-£1,735,900**
60% LAR : 40% CIR	30%	-£1,046,920	-£1,548,072	-£1,554,243	-£1,567,722	-£1,601,417	-£1,803,592	-£1,915,911
60% LAR : 40% CIR	35%	-£1,302,347	-£1,775,206	-£1,781,365	-£1,794,817	-£1,828,444	-£2,030,209	-£2,142,300
60% LAR : 40% CIR	40%	-£1,559,188	-£2,003,746	-£2,009,894	-£2,023,322	-£2,056,891	-£2,266,654	-£2,387,351
60% LAR : 40% CIR	45%	-£1,817,431	-£2,240,088	-£2,246,712	-£2,261,174	-£2,297,331	-£2,514,271	-£2,634,794
60% LAR : 40% CIR	50%	-£2,077,061	-£2,489,591	-£2,496,208	-£2,510,653	-£2,546,768	-£2,763,454	-£2,883,836

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,083,884	£413,181	£406,897	£393,171	£358,853	£152,948	£38,558
60% LAR : 40% CIR	5%	£837,234	£194,765	£188,505	£174,830	£140,641	-£64,487	-£178,447
60% LAR : 40% CIR	10%	£589,088	-£25,137	-£31,376	-£45,004	-£79,073	-£283,488	-£397,053
60% LAR : 40% CIR	15%	£339,458	-£246,514	-£252,732	-£266,316	-£300,278	-£504,042	-£617,244
60% LAR : 40% CIR	20%	£88,358	-£469,350	-£475,551	-£489,096	-£522,958	-£726,132	-£839,006
60% LAR : 40% CIR	25%	-£164,197	-£693,633	-£699,818	-£713,327	-£747,101	-£949,745	-£1,062,325
60% LAR : 40% CIR	**26%**	**-£214,882**	**-£738,661**	**-£744,843**	**-£758,346**	**-£792,104**	**-£994,649**	**-£1,107,175**
60% LAR : 40% CIR	30%	-£418,195	-£919,347	-£925,518	-£938,997	-£972,692	-£1,174,867	-£1,287,186
60% LAR : 40% CIR	35%	-£673,622	-£1,146,481	-£1,152,640	-£1,166,092	-£1,199,719	-£1,401,484	-£1,513,575
60% LAR : 40% CIR	40%	-£930,463	-£1,375,021	-£1,381,169	-£1,394,597	-£1,428,166	-£1,637,929	-£1,758,626
60% LAR : 40% CIR	45%	-£1,188,706	-£1,611,363	-£1,617,987	-£1,632,449	-£1,668,606	-£1,885,546	-£2,006,069
60% LAR : 40% CIR	50%	-£1,448,336	-£1,860,866	-£1,867,483	-£1,881,928	-£1,918,043	-£2,134,729	-£2,255,111

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,827,096	£1,156,394	£1,150,110	£1,136,383	£1,102,065	£896,161	£781,770
60% LAR : 40% CIR	5%	£1,580,447	£937,978	£931,717	£918,042	£883,854	£678,726	£564,766
60% LAR : 40% CIR	10%	£1,332,300	£718,075	£711,836	£698,208	£664,139	£459,725	£346,160
60% LAR : 40% CIR	15%	£1,082,670	£496,699	£490,480	£476,896	£442,935	£239,171	£125,969
60% LAR : 40% CIR	20%	£831,571	£273,862	£267,662	£254,117	£220,255	£17,080	-£95,794
60% LAR : 40% CIR	25%	£579,015	£49,580	£43,395	£29,885	-£3,889	-£206,532	-£319,113
60% LAR : 40% CIR	**26%**	**£528,331**	**£4,552**	**-£1,630**	**-£15,134**	**-£48,891**	**-£251,437**	**-£363,962**
60% LAR : 40% CIR	30%	£325,018	-£176,135	-£182,306	-£195,785	-£229,480	-£431,655	-£543,974
60% LAR : 40% CIR	35%	£69,591	-£403,269	-£409,428	-£422,879	-£456,506	-£658,271	-£770,363
60% LAR : 40% CIR	40%	-£187,250	-£631,808	-£637,957	-£651,384	-£684,953	-£894,716	-£1,015,413
60% LAR : 40% CIR	45%	-£445,493	-£868,151	-£874,775	-£889,237	-£925,393	-£1,142,334	-£1,262,856
60% LAR : 40% CIR	50%	-£705,123	-£1,117,653	-£1,124,270	-£1,138,716	-£1,174,830	-£1,391,517	-£1,511,898

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats	

Value Area	**Zone B - £1,150 psf**

No Units	**15**
Site Area	**0.04 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,946,343	£2,270,097	£2,263,812	£2,250,085	£2,215,768	£2,009,864	£1,895,472
60% LAR : 40% CIR	5%	£2,682,358	£2,034,622	£2,028,362	£2,014,687	£1,980,498	£1,775,370	£1,661,409
60% LAR : 40% CIR	10%	£2,416,875	£1,797,661	£1,791,422	£1,777,795	£1,743,725	£1,539,310	£1,425,746
60% LAR : 40% CIR	15%	£2,149,911	£1,559,226	£1,553,007	£1,539,423	£1,505,462	£1,301,698	£1,188,496
60% LAR : 40% CIR	20%	£1,881,475	£1,319,332	£1,313,131	£1,299,585	£1,265,723	£1,062,550	£949,675
60% LAR : 40% CIR	25%	£1,611,585	£1,077,991	£1,071,806	£1,058,296	£1,024,522	£821,878	£709,298
60% LAR : 40% CIR	**26%**	**£1,557,433**	**£1,029,551**	**£1,023,369**	**£1,009,866**	**£976,108**	**£773,562**	**£661,037**
60% LAR : 40% CIR	30%	£1,340,250	£835,217	£829,047	£815,568	£781,873	£579,697	£467,378
60% LAR : 40% CIR	35%	£1,067,489	£591,026	£584,866	£571,416	£537,788	£336,023	£223,932
60% LAR : 40% CIR	40%	£793,312	£345,428	£339,279	£325,851	£292,283	£90,869	-£22,076
60% LAR : 40% CIR	45%	£517,734	£98,439	£92,298	£78,890	£45,370	-£167,396	-£287,919
60% LAR : 40% CIR	50%	£240,769	-£161,117	-£167,733	-£182,179	-£218,293	-£434,980	-£555,361

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£715,495	-£1,391,741	-£1,398,026	-£1,411,752	-£1,446,069	-£1,651,974	-£1,766,365
60% LAR : 40% CIR	5%	-£979,479	-£1,627,216	-£1,633,476	-£1,647,151	-£1,681,339	-£1,886,468	-£2,000,429
60% LAR : 40% CIR	10%	-£1,244,962	-£1,864,177	-£1,870,416	-£1,884,043	-£1,918,113	-£2,122,528	-£2,236,092
60% LAR : 40% CIR	15%	-£1,511,927	-£2,102,611	-£2,108,831	-£2,122,414	-£2,156,376	-£2,360,140	-£2,473,341
60% LAR : 40% CIR	20%	-£1,780,362	-£2,342,506	-£2,348,707	-£2,362,252	-£2,396,114	-£2,599,288	-£2,712,163
60% LAR : 40% CIR	25%	-£2,050,253	-£2,583,847	-£2,590,031	-£2,603,541	-£2,637,316	-£2,839,959	-£2,952,539
60% LAR : 40% CIR	**26%**	**-£2,104,405**	**-£2,632,287**	**-£2,638,469**	**-£2,651,972**	**-£2,685,730**	**-£2,888,275**	**-£3,000,800**
60% LAR : 40% CIR	30%	-£2,321,587	-£2,826,620	-£2,832,790	-£2,846,269	-£2,879,964	-£3,082,140	-£3,194,459
60% LAR : 40% CIR	35%	-£2,594,348	-£3,070,812	-£3,076,971	-£3,090,422	-£3,124,050	-£3,325,814	-£3,437,905
60% LAR : 40% CIR	40%	-£2,868,525	-£3,316,410	-£3,322,558	-£3,335,986	-£3,369,555	-£3,570,969	-£3,683,914
60% LAR : 40% CIR	45%	-£3,144,104	-£3,563,398	-£3,569,539	-£3,582,947	-£3,616,467	-£3,829,234	-£3,949,757
60% LAR : 40% CIR	50%	-£3,421,069	-£3,822,954	-£3,829,571	-£3,844,017	-£3,880,131	-£4,096,817	-£4,217,199

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£801,868	£125,622	£119,337	£105,610	£71,293	-£134,611	-£249,003
60% LAR : 40% CIR	5%	£537,883	-£109,853	-£116,113	-£129,788	-£163,977	-£369,105	-£483,066
60% LAR : 40% CIR	10%	£272,400	-£346,814	-£353,053	-£366,680	-£400,750	-£605,165	-£718,729
60% LAR : 40% CIR	15%	£5,436	-£585,249	-£591,468	-£605,052	-£639,013	-£842,777	-£955,979
60% LAR : 40% CIR	20%	-£263,000	-£825,143	-£831,344	-£844,890	-£878,752	-£1,081,925	-£1,194,800
60% LAR : 40% CIR	25%	-£532,890	-£1,066,484	-£1,072,669	-£1,086,179	-£1,119,953	-£1,322,597	-£1,435,177
60% LAR : 40% CIR	**26%**	**-£587,042**	**-£1,114,924**	**-£1,121,106**	**-£1,134,609**	**-£1,168,367**	**-£1,370,913**	**-£1,483,438**
60% LAR : 40% CIR	30%	-£804,225	-£1,309,258	-£1,315,428	-£1,328,907	-£1,362,602	-£1,564,778	-£1,677,097
60% LAR : 40% CIR	35%	-£1,076,986	-£1,553,449	-£1,559,609	-£1,573,059	-£1,606,687	-£1,808,452	-£1,920,543
60% LAR : 40% CIR	40%	-£1,351,163	-£1,799,047	-£1,805,196	-£1,818,624	-£1,852,192	-£2,053,606	-£2,166,551
60% LAR : 40% CIR	45%	-£1,626,741	-£2,046,036	-£2,052,177	-£2,065,585	-£2,099,105	-£2,311,871	-£2,432,394
60% LAR : 40% CIR	50%	-£1,903,706	-£2,305,592	-£2,312,208	-£2,326,654	-£2,362,768	-£2,579,455	-£2,699,836

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,430,593	£754,347	£748,062	£734,335	£700,018	£494,114	£379,722
60% LAR : 40% CIR	5%	£1,166,608	£518,872	£512,612	£498,937	£464,748	£259,620	£145,659
60% LAR : 40% CIR	10%	£901,125	£281,911	£275,672	£262,045	£227,975	£23,560	-£90,004
60% LAR : 40% CIR	15%	£634,161	£43,476	£37,257	£23,673	-£10,288	-£214,052	-£327,254
60% LAR : 40% CIR	20%	£365,725	-£196,418	-£202,619	-£216,165	-£250,027	-£453,200	-£566,075
60% LAR : 40% CIR	25%	£95,835	-£437,759	-£443,944	-£457,454	-£491,228	-£693,872	-£806,452
60% LAR : 40% CIR	**26%**	**£41,683**	**-£486,199**	**-£492,381**	**-£505,884**	**-£539,642**	**-£742,188**	**-£854,713**
60% LAR : 40% CIR	30%	-£175,500	-£680,533	-£686,703	-£700,182	-£733,877	-£936,053	-£1,048,372
60% LAR : 40% CIR	35%	-£448,261	-£924,724	-£930,884	-£944,334	-£977,962	-£1,179,727	-£1,291,818
60% LAR : 40% CIR	40%	-£722,438	-£1,170,322	-£1,176,471	-£1,189,899	-£1,223,467	-£1,424,881	-£1,537,826
60% LAR : 40% CIR	45%	-£998,016	-£1,417,311	-£1,423,452	-£1,436,860	-£1,470,380	-£1,683,146	-£1,803,669
60% LAR : 40% CIR	50%	-£1,274,981	-£1,676,867	-£1,683,483	-£1,697,929	-£1,734,043	-£1,950,730	-£2,071,111

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,173,805	£1,497,559	£1,491,274	£1,477,548	£1,443,231	£1,237,326	£1,122,935
60% LAR : 40% CIR	5%	£1,909,821	£1,262,084	£1,255,824	£1,242,149	£1,207,961	£1,002,832	£888,871
60% LAR : 40% CIR	10%	£1,644,338	£1,025,123	£1,018,884	£1,005,257	£971,187	£766,772	£653,208
60% LAR : 40% CIR	15%	£1,377,373	£786,689	£780,469	£766,886	£732,924	£529,160	£415,959
60% LAR : 40% CIR	20%	£1,108,938	£546,794	£540,593	£527,048	£493,186	£290,012	£177,137
60% LAR : 40% CIR	25%	£839,047	£305,453	£299,269	£285,759	£251,984	£49,341	-£63,239
60% LAR : 40% CIR	**26%**	**£784,895**	**£257,013**	**£250,831**	**£237,328**	**£203,570**	**£1,025**	**-£111,500**
60% LAR : 40% CIR	30%	£567,713	£62,680	£56,510	£43,031	£9,336	-£192,840	-£305,159
60% LAR : 40% CIR	35%	£294,952	-£181,512	-£187,671	-£201,122	-£234,750	-£436,514	-£548,605
60% LAR : 40% CIR	40%	£20,775	-£427,110	-£433,258	-£446,686	-£480,255	-£681,669	-£794,614
60% LAR : 40% CIR	45%	-£254,804	-£674,098	-£680,239	-£693,647	-£727,167	-£939,934	-£1,060,457
60% LAR : 40% CIR	50%	-£531,769	-£933,654	-£940,271	-£954,717	-£990,831	-£1,207,517	-£1,327,899

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		Value Area	Zone B - £1,200 psf

No Units	15
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,293,050	£2,611,261	£2,604,976	£2,591,250	£2,556,932	£2,351,028	£2,236,637
60% LAR : 40% CIR	5%	£3,011,731	£2,358,729	£2,352,468	£2,338,792	£2,304,605	£2,099,475	£1,985,515
60% LAR : 40% CIR	10%	£2,728,914	£2,104,709	£2,098,471	£2,084,843	£2,050,774	£1,846,358	£1,732,794
60% LAR : 40% CIR	15%	£2,444,613	£1,849,216	£1,842,997	£1,829,413	£1,795,452	£1,591,688	£1,478,486
60% LAR : 40% CIR	20%	£2,158,842	£1,592,263	£1,586,063	£1,572,517	£1,538,656	£1,335,481	£1,222,607
60% LAR : 40% CIR	25%	£1,871,615	£1,333,864	£1,327,680	£1,314,169	£1,280,396	£1,077,752	£965,172
60% LAR : 40% CIR	**26%**	**£1,813,996**	**£1,282,013**	**£1,275,831**	**£1,262,327**	**£1,228,570**	**£1,026,024**	**£913,499**
60% LAR : 40% CIR	30%	£1,582,947	£1,074,033	£1,067,862	£1,054,384	£1,020,688	£818,513	£706,194
60% LAR : 40% CIR	35%	£1,292,850	£812,782	£806,624	£793,173	£759,546	£557,781	£445,689
60% LAR : 40% CIR	40%	£1,001,337	£550,127	£543,978	£530,550	£496,982	£295,568	£183,671
60% LAR : 40% CIR	45%	£708,424	£286,079	£279,938	£266,531	£233,010	£31,889	-£85,519
60% LAR : 40% CIR	50%	£414,123	£20,654	£14,520	£1,127	-£34,294	-£250,980	-£371,362

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£368,787	-£1,050,576	-£1,056,861	-£1,070,588	-£1,104,905	-£1,310,809	-£1,425,201
60% LAR : 40% CIR	5%	-£650,107	-£1,303,109	-£1,309,369	-£1,323,045	-£1,357,233	-£1,562,362	-£1,676,322
60% LAR : 40% CIR	10%	-£932,924	-£1,557,128	-£1,563,367	-£1,576,995	-£1,611,064	-£1,815,480	-£1,929,044
60% LAR : 40% CIR	15%	-£1,217,225	-£1,812,621	-£1,818,841	-£1,832,424	-£1,866,386	-£2,070,150	-£2,183,351
60% LAR : 40% CIR	20%	-£1,502,995	-£2,069,574	-£2,075,775	-£2,089,320	-£2,123,182	-£2,326,357	-£2,439,230
60% LAR : 40% CIR	25%	-£1,790,222	-£2,327,974	-£2,334,158	-£2,347,668	-£2,381,441	-£2,584,086	-£2,696,666
60% LAR : 40% CIR	**26%**	**-£1,847,841**	**-£2,379,825**	**-£2,386,007**	**-£2,399,510**	**-£2,433,268**	**-£2,635,813**	**-£2,748,339**
60% LAR : 40% CIR	30%	-£2,078,891	-£2,587,805	-£2,593,976	-£2,607,454	-£2,641,150	-£2,843,325	-£2,955,644
60% LAR : 40% CIR	35%	-£2,368,988	-£2,849,055	-£2,855,214	-£2,868,665	-£2,902,292	-£3,104,057	-£3,216,149
60% LAR : 40% CIR	40%	-£2,660,500	-£3,111,711	-£3,117,859	-£3,131,287	-£3,164,856	-£3,366,270	-£3,478,166
60% LAR : 40% CIR	45%	-£2,953,414	-£3,375,758	-£3,381,899	-£3,395,306	-£3,428,827	-£3,629,948	-£3,747,357
60% LAR : 40% CIR	50%	-£3,247,714	-£3,641,184	-£3,647,318	-£3,660,710	-£3,696,132	-£3,912,818	-£4,033,200

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,148,575	£466,786	£460,501	£446,775	£412,457	£206,553	£92,162
60% LAR : 40% CIR	5%	£867,256	£214,254	£207,993	£194,317	£160,130	-£45,000	-£158,960
60% LAR : 40% CIR	10%	£584,439	-£39,766	-£46,004	-£59,632	-£93,701	-£298,117	-£411,681
60% LAR : 40% CIR	15%	£300,138	-£295,259	-£301,478	-£315,062	-£349,023	-£552,787	-£665,989
60% LAR : 40% CIR	20%	£14,367	-£552,212	-£558,412	-£571,958	-£605,819	-£808,994	-£921,868
60% LAR : 40% CIR	25%	-£272,860	-£810,611	-£816,795	-£830,306	-£864,079	-£1,066,723	-£1,179,303
60% LAR : 40% CIR	**26%**	**-£330,479**	**-£862,462**	**-£868,644**	**-£882,148**	**-£915,905**	**-£1,118,451**	**-£1,230,976**
60% LAR : 40% CIR	30%	-£561,528	-£1,070,442	-£1,076,613	-£1,090,091	-£1,123,787	-£1,325,962	-£1,438,281
60% LAR : 40% CIR	35%	-£851,625	-£1,331,693	-£1,337,851	-£1,351,302	-£1,384,929	-£1,586,694	-£1,698,786
60% LAR : 40% CIR	40%	-£1,143,138	-£1,594,348	-£1,600,497	-£1,613,925	-£1,647,493	-£1,848,907	-£1,960,804
60% LAR : 40% CIR	45%	-£1,436,051	-£1,858,396	-£1,864,537	-£1,877,944	-£1,911,465	-£2,112,586	-£2,229,994
60% LAR : 40% CIR	50%	-£1,730,352	-£2,123,821	-£2,129,955	-£2,143,348	-£2,178,769	-£2,395,455	-£2,515,837

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,777,300	£1,095,511	£1,089,226	£1,075,500	£1,041,182	£835,278	£720,887
60% LAR : 40% CIR	5%	£1,495,981	£842,979	£836,718	£823,042	£788,855	£583,725	£469,765
60% LAR : 40% CIR	10%	£1,213,164	£588,959	£582,721	£569,093	£535,024	£330,608	£217,044
60% LAR : 40% CIR	15%	£928,863	£333,466	£327,247	£313,663	£279,702	£75,938	-£37,264
60% LAR : 40% CIR	20%	£643,092	£76,513	£70,313	£56,767	£22,906	-£180,269	-£293,143
60% LAR : 40% CIR	25%	£355,865	-£181,886	-£188,070	-£201,581	-£235,354	-£437,998	-£550,578
60% LAR : 40% CIR	**26%**	**£298,246**	**-£233,737**	**-£239,919**	**-£253,423**	**-£287,180**	**-£489,726**	**-£602,251**
60% LAR : 40% CIR	30%	£67,197	-£441,717	-£447,888	-£461,366	-£495,062	-£697,237	-£809,556
60% LAR : 40% CIR	35%	-£222,900	-£702,968	-£709,126	-£722,577	-£756,204	-£957,969	-£1,070,061
60% LAR : 40% CIR	40%	-£514,413	-£965,623	-£971,772	-£985,200	-£1,018,768	-£1,220,182	-£1,332,079
60% LAR : 40% CIR	45%	-£807,326	-£1,229,671	-£1,235,812	-£1,249,219	-£1,282,740	-£1,483,861	-£1,601,269
60% LAR : 40% CIR	50%	-£1,101,627	-£1,495,096	-£1,501,230	-£1,514,623	-£1,550,044	-£1,766,730	-£1,887,112

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,520,513	£1,838,724	£1,832,439	£1,818,712	£1,784,395	£1,578,491	£1,464,099
60% LAR : 40% CIR	5%	£2,239,193	£1,586,191	£1,579,931	£1,566,255	£1,532,067	£1,326,938	£1,212,978
60% LAR : 40% CIR	10%	£1,956,376	£1,332,172	£1,325,933	£1,312,305	£1,278,236	£1,073,820	£960,256
60% LAR : 40% CIR	15%	£1,672,075	£1,076,679	£1,070,459	£1,056,876	£1,022,914	£819,150	£705,949
60% LAR : 40% CIR	20%	£1,386,305	£819,726	£813,525	£799,980	£766,118	£562,943	£450,070
60% LAR : 40% CIR	25%	£1,099,078	£561,326	£555,142	£541,632	£507,859	£305,214	£192,634
60% LAR : 40% CIR	**26%**	**£1,041,459**	**£509,475**	**£503,293**	**£489,790**	**£456,032**	**£253,487**	**£140,961**
60% LAR : 40% CIR	30%	£810,409	£301,495	£295,324	£281,846	£248,150	£45,975	-£66,344
60% LAR : 40% CIR	35%	£520,312	£40,245	£34,086	£20,635	-£12,992	-£214,757	-£326,849
60% LAR : 40% CIR	40%	£228,800	-£222,411	-£228,559	-£241,987	-£275,556	-£476,970	-£588,866
60% LAR : 40% CIR	45%	-£64,114	-£486,458	-£492,599	-£506,006	-£539,527	-£740,648	-£858,057
60% LAR : 40% CIR	50%	-£358,414	-£751,884	-£758,018	-£771,410	-£806,832	-£1,023,518	-£1,143,900

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		Value Area	Zone B - £1,250 psf

No Units	15
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,639,759	£2,952,426	£2,946,142	£2,932,414	£2,898,097	£2,692,193	£2,577,801
60% LAR : 40% CIR	5%	£3,341,103	£2,682,835	£2,676,574	£2,662,899	£2,628,711	£2,423,582	£2,309,622
60% LAR : 40% CIR	10%	£3,040,951	£2,411,757	£2,405,518	£2,391,890	£2,357,821	£2,153,406	£2,039,841
60% LAR : 40% CIR	15%	£2,739,315	£2,139,206	£2,132,987	£2,119,402	£2,085,442	£1,881,678	£1,768,476
60% LAR : 40% CIR	20%	£2,436,209	£1,865,195	£1,858,994	£1,845,449	£1,811,587	£1,608,413	£1,495,538
60% LAR : 40% CIR	25%	£2,131,647	£1,589,738	£1,583,553	£1,570,043	£1,536,269	£1,333,625	£1,221,045
60% LAR : 40% CIR	**26%**	**£2,070,561**	**£1,534,474**	**£1,528,292**	**£1,514,789**	**£1,481,031**	**£1,278,486**	**£1,165,961**
60% LAR : 40% CIR	30%	£1,825,643	£1,312,848	£1,306,677	£1,293,198	£1,259,503	£1,057,328	£945,009
60% LAR : 40% CIR	35%	£1,518,210	£1,034,540	£1,028,381	£1,014,929	£981,302	£779,537	£667,446
60% LAR : 40% CIR	40%	£1,209,362	£754,826	£748,677	£735,249	£701,680	£500,267	£388,370
60% LAR : 40% CIR	45%	£899,113	£473,720	£467,579	£454,171	£420,651	£219,530	£107,796
60% LAR : 40% CIR	50%	£587,478	£191,236	£185,102	£171,710	£138,229	-£66,981	-£187,363

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£22,078	-£709,412	-£715,696	-£729,423	-£763,741	-£969,645	-£1,084,036
60% LAR : 40% CIR	5%	-£320,734	-£979,002	-£985,264	-£998,939	-£1,033,126	-£1,238,255	-£1,352,216
60% LAR : 40% CIR	10%	-£620,887	-£1,250,080	-£1,256,319	-£1,269,947	-£1,304,016	-£1,508,431	-£1,621,996
60% LAR : 40% CIR	15%	-£922,523	-£1,522,631	-£1,528,851	-£1,542,435	-£1,576,396	-£1,780,160	-£1,893,361
60% LAR : 40% CIR	20%	-£1,225,629	-£1,796,642	-£1,802,844	-£1,816,389	-£1,850,251	-£2,053,424	-£2,166,299
60% LAR : 40% CIR	25%	-£1,530,191	-£2,072,099	-£2,078,284	-£2,091,795	-£2,125,568	-£2,328,212	-£2,440,793
60% LAR : 40% CIR	**26%**	**-£1,591,276**	**-£2,127,363**	**-£2,133,545**	**-£2,147,048**	**-£2,180,806**	**-£2,383,352**	**-£2,495,877**
60% LAR : 40% CIR	30%	-£1,836,194	-£2,348,989	-£2,355,160	-£2,368,639	-£2,402,334	-£2,604,509	-£2,716,828
60% LAR : 40% CIR	35%	-£2,143,628	-£2,627,298	-£2,633,457	-£2,646,908	-£2,680,535	-£2,882,300	-£2,994,392
60% LAR : 40% CIR	40%	-£2,452,475	-£2,907,012	-£2,913,160	-£2,926,589	-£2,960,158	-£3,161,571	-£3,273,467
60% LAR : 40% CIR	45%	-£2,762,724	-£3,188,117	-£3,194,258	-£3,207,666	-£3,241,186	-£3,442,307	-£3,554,041
60% LAR : 40% CIR	50%	-£3,074,360	-£3,470,602	-£3,476,735	-£3,490,128	-£3,523,609	-£3,728,819	-£3,849,200

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,495,284	£807,951	£801,667	£787,939	£753,622	£547,718	£433,326
60% LAR : 40% CIR	5%	£1,196,628	£538,360	£532,099	£518,424	£484,236	£279,107	£165,147
60% LAR : 40% CIR	10%	£896,476	£267,282	£261,043	£247,415	£213,346	£8,931	-£104,634
60% LAR : 40% CIR	15%	£594,840	-£5,269	-£11,488	-£25,073	-£59,033	-£262,797	-£375,999
60% LAR : 40% CIR	20%	£291,734	-£279,280	-£285,481	-£299,026	-£332,888	-£536,062	-£648,937
60% LAR : 40% CIR	25%	-£12,828	-£554,737	-£560,922	-£574,432	-£608,206	-£810,850	-£923,430
60% LAR : 40% CIR	**26%**	**-£73,914**	**-£610,001**	**-£616,183**	**-£629,686**	**-£663,444**	**-£865,989**	**-£978,514**
60% LAR : 40% CIR	30%	-£318,832	-£831,627	-£837,798	-£851,277	-£884,972	-£1,087,147	-£1,199,466
60% LAR : 40% CIR	35%	-£626,265	-£1,109,935	-£1,116,094	-£1,129,546	-£1,163,173	-£1,364,938	-£1,477,029
60% LAR : 40% CIR	40%	-£935,113	-£1,389,649	-£1,395,798	-£1,409,226	-£1,442,795	-£1,644,208	-£1,756,105
60% LAR : 40% CIR	45%	-£1,245,362	-£1,670,755	-£1,676,896	-£1,690,304	-£1,723,824	-£1,924,945	-£2,036,679
60% LAR : 40% CIR	50%	-£1,556,997	-£1,953,239	-£1,959,373	-£1,972,765	-£2,006,246	-£2,211,456	-£2,331,838

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,124,009	£1,436,676	£1,430,392	£1,416,664	£1,382,347	£1,176,443	£1,062,051
60% LAR : 40% CIR	5%	£1,825,353	£1,167,085	£1,160,824	£1,147,149	£1,112,961	£907,832	£793,872
60% LAR : 40% CIR	10%	£1,525,201	£896,007	£889,768	£876,140	£842,071	£637,656	£524,091
60% LAR : 40% CIR	15%	£1,223,565	£623,456	£617,237	£603,652	£569,692	£365,928	£252,726
60% LAR : 40% CIR	20%	£920,459	£349,445	£343,244	£329,699	£295,837	£92,663	-£20,212
60% LAR : 40% CIR	25%	£615,897	£73,988	£67,803	£54,293	£20,519	-£182,125	-£294,705
60% LAR : 40% CIR	**26%**	**£554,811**	**£18,724**	**£12,542**	**-£961**	**-£34,719**	**-£237,264**	**-£349,789**
60% LAR : 40% CIR	30%	£309,893	-£202,902	-£209,073	-£222,552	-£256,247	-£458,422	-£570,741
60% LAR : 40% CIR	35%	£2,460	-£481,210	-£487,369	-£500,821	-£534,448	-£736,213	-£848,304
60% LAR : 40% CIR	40%	-£306,388	-£760,924	-£767,073	-£780,501	-£814,070	-£1,015,483	-£1,127,380
60% LAR : 40% CIR	45%	-£616,637	-£1,042,030	-£1,048,171	-£1,061,579	-£1,095,099	-£1,296,220	-£1,407,954
60% LAR : 40% CIR	50%	-£928,272	-£1,324,514	-£1,330,648	-£1,344,040	-£1,377,521	-£1,582,731	-£1,703,113

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,867,222	£2,179,888	£2,173,604	£2,159,877	£2,125,559	£1,919,655	£1,805,264
60% LAR : 40% CIR	5%	£2,568,566	£1,910,298	£1,904,036	£1,890,361	£1,856,174	£1,651,045	£1,537,084
60% LAR : 40% CIR	10%	£2,268,413	£1,639,220	£1,632,981	£1,619,353	£1,585,284	£1,380,869	£1,267,304
60% LAR : 40% CIR	15%	£1,966,777	£1,366,669	£1,360,449	£1,346,865	£1,312,904	£1,109,140	£995,939
60% LAR : 40% CIR	20%	£1,663,671	£1,092,658	£1,086,456	£1,072,911	£1,039,049	£835,876	£723,001
60% LAR : 40% CIR	25%	£1,359,109	£817,201	£811,016	£797,505	£763,732	£561,088	£448,507
60% LAR : 40% CIR	**26%**	**£1,298,024**	**£761,937**	**£755,755**	**£742,252**	**£708,494**	**£505,948**	**£393,423**
60% LAR : 40% CIR	30%	£1,053,106	£540,311	£534,140	£520,661	£486,966	£284,791	£172,472
60% LAR : 40% CIR	35%	£745,672	£262,002	£255,843	£242,392	£208,765	£7,000	-£105,092
60% LAR : 40% CIR	40%	£436,825	-£17,712	-£23,860	-£37,289	-£70,858	-£272,271	-£384,167
60% LAR : 40% CIR	45%	£126,576	-£298,817	-£304,958	-£318,366	-£351,886	-£553,007	-£664,741
60% LAR : 40% CIR	50%	-£185,060	-£581,302	-£587,435	-£600,828	-£634,309	-£839,519	-£959,900

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats	
Value Area	**Zone B - £1,300 psf**

No Units	**15**	
Site Area	**0.04 Ha**	
Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,986,468	£3,293,590	£3,287,306	£3,273,579	£3,239,261	£3,033,357	£2,918,966
60% LAR : 40% CIR	5%	£3,670,477	£3,006,941	£3,000,680	£2,987,005	£2,952,817	£2,747,689	£2,633,729
60% LAR : 40% CIR	10%	£3,352,988	£2,718,805	£2,712,566	£2,698,939	£2,664,869	£2,460,454	£2,346,890
60% LAR : 40% CIR	15%	£3,034,017	£2,429,196	£2,422,977	£2,409,392	£2,375,432	£2,171,668	£2,058,466
60% LAR : 40% CIR	20%	£2,713,576	£2,138,126	£2,131,926	£2,118,381	£2,084,519	£1,881,345	£1,768,470
60% LAR : 40% CIR	25%	£2,391,678	£1,845,612	£1,839,426	£1,825,917	£1,792,143	£1,589,498	£1,476,918
60% LAR : 40% CIR	**26%**	**£2,327,126**	**£1,786,936**	**£1,780,754**	**£1,767,251**	**£1,733,493**	**£1,530,948**	**£1,418,422**
60% LAR : 40% CIR	30%	£2,068,339	£1,551,664	£1,545,493	£1,532,014	£1,498,319	£1,296,144	£1,183,825
60% LAR : 40% CIR	35%	£1,743,571	£1,256,297	£1,250,137	£1,236,687	£1,203,059	£1,001,294	£889,203
60% LAR : 40% CIR	40%	£1,417,387	£959,525	£953,375	£939,948	£906,379	£704,966	£593,069
60% LAR : 40% CIR	45%	£1,089,803	£661,360	£655,219	£641,812	£608,291	£407,170	£295,437
60% LAR : 40% CIR	50%	£760,832	£361,818	£355,684	£342,292	£308,811	£107,925	-£3,735

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£324,631	-£368,248	-£374,531	-£388,259	-£422,576	-£628,481	-£742,872
60% LAR : 40% CIR	5%	£8,639	-£654,897	-£661,157	-£674,832	-£709,021	-£914,149	-£1,028,109
60% LAR : 40% CIR	10%	-£308,849	-£943,033	-£949,271	-£962,898	-£996,968	-£1,201,383	-£1,314,947
60% LAR : 40% CIR	15%	-£627,820	-£1,232,641	-£1,238,861	-£1,252,445	-£1,286,406	-£1,490,170	-£1,603,371
60% LAR : 40% CIR	20%	-£948,262	-£1,523,711	-£1,529,912	-£1,543,457	-£1,577,319	-£1,780,492	-£1,893,367
60% LAR : 40% CIR	25%	-£1,270,159	-£1,816,226	-£1,822,411	-£1,835,920	-£1,869,695	-£2,072,339	-£2,184,919
60% LAR : 40% CIR	**26%**	**-£1,334,712**	**-£1,874,901**	**-£1,881,083**	**-£1,894,587**	**-£1,928,344**	**-£2,130,890**	**-£2,243,415**
60% LAR : 40% CIR	30%	-£1,593,499	-£2,110,174	-£2,116,345	-£2,129,824	-£2,163,519	-£2,365,694	-£2,478,013
60% LAR : 40% CIR	35%	-£1,918,267	-£2,405,541	-£2,411,700	-£2,425,151	-£2,458,779	-£2,660,543	-£2,772,634
60% LAR : 40% CIR	40%	-£2,244,450	-£2,702,313	-£2,708,462	-£2,721,890	-£2,755,459	-£2,956,872	-£3,068,769
60% LAR : 40% CIR	45%	-£2,572,035	-£3,000,477	-£3,006,618	-£3,020,025	-£3,053,546	-£3,254,667	-£3,366,400
60% LAR : 40% CIR	50%	-£2,901,005	-£3,300,019	-£3,306,153	-£3,319,546	-£3,353,027	-£3,553,912	-£3,665,573

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,841,993	£1,149,115	£1,142,831	£1,129,104	£1,094,786	£888,882	£774,491
60% LAR : 40% CIR	5%	£1,526,002	£862,466	£856,205	£842,530	£808,342	£603,214	£489,254
60% LAR : 40% CIR	10%	£1,208,513	£574,330	£568,091	£554,464	£520,394	£315,979	£202,415
60% LAR : 40% CIR	15%	£889,542	£284,721	£278,502	£264,917	£230,957	£27,193	-£86,009
60% LAR : 40% CIR	20%	£569,101	-£6,349	-£12,549	-£26,094	-£59,956	-£263,130	-£376,005
60% LAR : 40% CIR	25%	£247,203	-£298,863	-£305,049	-£318,558	-£352,332	-£554,977	-£667,557
60% LAR : 40% CIR	**26%**	**£182,651**	**-£357,539**	**-£363,721**	**-£377,224**	**-£410,982**	**-£613,527**	**-£726,053**
60% LAR : 40% CIR	30%	-£76,136	-£592,811	-£598,982	-£612,461	-£646,156	-£848,331	-£960,650
60% LAR : 40% CIR	35%	-£400,904	-£888,178	-£894,338	-£907,788	-£941,416	-£1,143,181	-£1,255,272
60% LAR : 40% CIR	40%	-£727,088	-£1,184,950	-£1,191,100	-£1,204,527	-£1,238,096	-£1,439,509	-£1,551,406
60% LAR : 40% CIR	45%	-£1,054,672	-£1,483,115	-£1,489,256	-£1,502,663	-£1,536,184	-£1,737,305	-£1,849,038
60% LAR : 40% CIR	50%	-£1,383,643	-£1,782,657	-£1,788,791	-£1,802,183	-£1,835,664	-£2,036,550	-£2,148,210

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,470,718	£1,777,840	£1,771,556	£1,757,829	£1,723,511	£1,517,607	£1,403,216
60% LAR : 40% CIR	5%	£2,154,727	£1,491,191	£1,484,930	£1,471,255	£1,437,067	£1,231,939	£1,117,979
60% LAR : 40% CIR	10%	£1,837,238	£1,203,055	£1,196,816	£1,183,189	£1,149,119	£944,704	£831,140
60% LAR : 40% CIR	15%	£1,518,267	£913,446	£907,227	£893,642	£859,682	£655,918	£542,716
60% LAR : 40% CIR	20%	£1,197,826	£622,376	£616,176	£602,631	£568,769	£365,595	£252,720
60% LAR : 40% CIR	25%	£875,928	£329,862	£323,676	£310,167	£276,393	£73,748	-£38,832
60% LAR : 40% CIR	**26%**	**£811,376**	**£271,186**	**£265,004**	**£251,501**	**£217,743**	**£15,198**	**-£97,328**
60% LAR : 40% CIR	30%	£552,589	£35,914	£29,743	£16,264	-£17,431	-£219,606	-£331,925
60% LAR : 40% CIR	35%	£227,821	-£259,453	-£265,613	-£279,063	-£312,691	-£514,456	-£626,547
60% LAR : 40% CIR	40%	-£98,363	-£556,225	-£562,375	-£575,802	-£609,371	-£810,784	-£922,681
60% LAR : 40% CIR	45%	-£425,947	-£854,390	-£860,531	-£873,938	-£907,459	-£1,108,580	-£1,220,313
60% LAR : 40% CIR	50%	-£754,918	-£1,153,932	-£1,160,066	-£1,173,458	-£1,206,939	-£1,407,825	-£1,519,485

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,213,931	£2,521,052	£2,514,769	£2,501,041	£2,466,724	£2,260,819	£2,146,428
60% LAR : 40% CIR	5%	£2,897,939	£2,234,403	£2,228,143	£2,214,468	£2,180,279	£1,975,151	£1,861,191
60% LAR : 40% CIR	10%	£2,580,451	£1,946,267	£1,940,029	£1,926,402	£1,892,332	£1,687,917	£1,574,353
60% LAR : 40% CIR	15%	£2,261,480	£1,656,659	£1,650,439	£1,636,855	£1,602,894	£1,399,130	£1,285,929
60% LAR : 40% CIR	20%	£1,941,038	£1,365,589	£1,359,388	£1,345,843	£1,311,981	£1,108,808	£995,933
60% LAR : 40% CIR	25%	£1,619,141	£1,073,074	£1,066,889	£1,053,380	£1,019,605	£816,961	£704,381
60% LAR : 40% CIR	**26%**	**£1,554,588**	**£1,014,399**	**£1,008,217**	**£994,713**	**£960,956**	**£758,410**	**£645,885**
60% LAR : 40% CIR	30%	£1,295,801	£779,126	£772,955	£759,476	£725,781	£523,606	£411,287
60% LAR : 40% CIR	35%	£971,033	£483,759	£477,600	£464,149	£430,521	£228,757	£116,666
60% LAR : 40% CIR	40%	£644,850	£186,987	£180,838	£167,410	£133,841	-£67,572	-£179,469
60% LAR : 40% CIR	45%	£317,265	-£111,177	-£117,318	-£130,725	-£164,246	-£365,367	-£477,100
60% LAR : 40% CIR	50%	-£11,705	-£410,719	-£416,853	-£430,246	-£463,727	-£664,612	-£776,273

LB Camden
Local Plan Viability Testing 2025

Resi 7 - 18 Flats	

Value Area	**Zone B - £900 psf**

No Units	**18**
Site Area	**0.04 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,776,436	£1,022,000	£1,014,379	£998,771	£959,754	£725,650	£595,592
60% LAR : 40% CIR	5%	£1,563,439	£840,151	£832,558	£817,010	£778,140	£544,918	£415,350
60% LAR : 40% CIR	10%	£1,348,740	£656,612	£649,045	£633,551	£594,815	£362,404	£233,287
60% LAR : 40% CIR	15%	£1,132,354	£471,396	£463,854	£448,408	£409,797	£178,127	£49,420
60% LAR : 40% CIR	20%	£914,298	£284,520	£277,000	£261,599	£223,099	-£8,087	-£144,377
60% LAR : 40% CIR	25%	£694,584	£96,001	£88,499	£73,139	£34,739	-£207,513	-£343,504
60% LAR : 40% CIR	**30%**	**£473,231**	**-£99,665**	**-£107,617**	**-£123,898**	**-£164,600**	**-£408,818**	**-£544,494**
60% LAR : 40% CIR	35%	£250,254	-£303,402	-£311,338	-£327,587	-£368,207	-£611,929	-£747,330
60% LAR : 40% CIR	40%	£25,667	-£508,838	-£516,760	-£532,981	-£573,530	-£816,828	-£951,993
60% LAR : 40% CIR	45%	-£212,665	-£715,954	-£723,867	-£740,063	-£780,554	-£1,023,498	-£1,158,467
60% LAR : 40% CIR	50%	-£454,645	-£924,736	-£932,640	-£948,817	-£989,261	-£1,231,921	-£1,366,732

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,923,947	-£2,678,383	-£2,686,005	-£2,701,612	-£2,740,629	-£2,974,733	-£3,104,791
60% LAR : 40% CIR	5%	-£2,136,944	-£2,860,232	-£2,867,825	-£2,883,373	-£2,922,243	-£3,155,466	-£3,285,033
60% LAR : 40% CIR	10%	-£2,351,643	-£3,043,771	-£3,051,338	-£3,066,833	-£3,105,568	-£3,337,979	-£3,467,096
60% LAR : 40% CIR	15%	-£2,568,029	-£3,228,987	-£3,236,529	-£3,251,975	-£3,290,586	-£3,522,256	-£3,650,963
60% LAR : 40% CIR	20%	-£2,786,086	-£3,415,863	-£3,423,383	-£3,438,784	-£3,477,284	-£3,708,471	-£3,844,760
60% LAR : 40% CIR	25%	-£3,005,799	-£3,604,382	-£3,611,884	-£3,627,244	-£3,665,644	-£3,907,896	-£4,043,887
60% LAR : 40% CIR	**30%**	**-£3,227,152**	**-£3,800,048**	**-£3,808,000**	**-£3,824,281**	**-£3,864,984**	**-£4,109,201**	**-£4,244,878**
60% LAR : 40% CIR	35%	-£3,450,130	-£4,003,785	-£4,011,721	-£4,027,970	-£4,068,590	-£4,312,312	-£4,447,713
60% LAR : 40% CIR	40%	-£3,674,716	-£4,209,221	-£4,217,143	-£4,233,364	-£4,273,913	-£4,517,211	-£4,652,376
60% LAR : 40% CIR	45%	-£3,913,048	-£4,416,337	-£4,424,250	-£4,440,446	-£4,480,937	-£4,723,881	-£4,858,850
60% LAR : 40% CIR	50%	-£4,155,028	-£4,625,119	-£4,633,023	-£4,649,201	-£4,689,644	-£4,932,304	-£5,067,115

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£390,613	-£1,145,048	-£1,152,670	-£1,168,277	-£1,207,295	-£1,441,398	-£1,571,456
60% LAR : 40% CIR	5%	-£603,610	-£1,326,897	-£1,334,491	-£1,350,038	-£1,388,909	-£1,622,131	-£1,751,698
60% LAR : 40% CIR	10%	-£818,308	-£1,510,437	-£1,518,003	-£1,533,498	-£1,572,233	-£1,804,645	-£1,933,762
60% LAR : 40% CIR	15%	-£1,034,694	-£1,695,653	-£1,703,195	-£1,718,640	-£1,757,251	-£1,988,922	-£2,117,628
60% LAR : 40% CIR	20%	-£1,252,751	-£1,882,528	-£1,890,049	-£1,905,449	-£1,943,949	-£2,175,136	-£2,311,425
60% LAR : 40% CIR	25%	-£1,472,464	-£2,071,048	-£2,078,550	-£2,093,909	-£2,132,309	-£2,374,562	-£2,510,552
60% LAR : 40% CIR	**30%**	**-£1,693,818**	**-£2,266,713**	**-£2,274,665**	**-£2,290,946**	**-£2,331,649**	**-£2,575,866**	**-£2,711,543**
60% LAR : 40% CIR	35%	-£1,916,795	-£2,470,450	-£2,478,387	-£2,494,635	-£2,535,255	-£2,778,978	-£2,914,379
60% LAR : 40% CIR	40%	-£2,141,381	-£2,675,886	-£2,683,809	-£2,700,029	-£2,740,578	-£2,983,876	-£3,119,042
60% LAR : 40% CIR	45%	-£2,379,713	-£2,883,002	-£2,890,915	-£2,907,111	-£2,947,602	-£3,190,546	-£3,325,516
60% LAR : 40% CIR	50%	-£2,621,693	-£3,091,784	-£3,099,688	-£3,115,866	-£3,156,309	-£3,398,969	-£3,533,781

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£244,730	-£509,705	-£517,327	-£532,934	-£571,951	-£806,055	-£936,113
60% LAR : 40% CIR	5%	£31,733	-£691,554	-£699,147	-£714,695	-£753,565	-£986,788	-£1,116,355
60% LAR : 40% CIR	10%	-£182,965	-£875,093	-£882,660	-£898,155	-£936,890	-£1,169,301	-£1,298,418
60% LAR : 40% CIR	15%	-£399,351	-£1,060,310	-£1,067,851	-£1,083,297	-£1,121,908	-£1,353,579	-£1,482,285
60% LAR : 40% CIR	20%	-£617,408	-£1,247,185	-£1,254,705	-£1,270,106	-£1,308,606	-£1,539,793	-£1,676,082
60% LAR : 40% CIR	25%	-£837,121	-£1,435,705	-£1,443,206	-£1,458,566	-£1,496,966	-£1,739,218	-£1,875,209
60% LAR : 40% CIR	**30%**	**-£1,058,474**	**-£1,631,370**	**-£1,639,322**	**-£1,655,603**	**-£1,696,306**	**-£1,940,523**	**-£2,076,200**
60% LAR : 40% CIR	35%	-£1,281,452	-£1,835,107	-£1,843,044	-£1,859,292	-£1,899,912	-£2,143,634	-£2,279,035
60% LAR : 40% CIR	40%	-£1,506,038	-£2,040,543	-£2,048,465	-£2,064,686	-£2,105,235	-£2,348,533	-£2,483,698
60% LAR : 40% CIR	45%	-£1,744,370	-£2,247,659	-£2,255,572	-£2,271,768	-£2,312,259	-£2,555,203	-£2,690,172
60% LAR : 40% CIR	50%	-£1,986,350	-£2,456,441	-£2,464,345	-£2,480,523	-£2,520,966	-£2,763,626	-£2,898,437

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£995,766	£241,331	£233,709	£218,102	£179,084	-£55,019	-£185,077
60% LAR : 40% CIR	5%	£782,769	£59,482	£51,888	£36,341	-£2,530	-£235,752	-£365,319
60% LAR : 40% CIR	10%	£568,071	-£124,058	-£131,624	-£147,119	-£185,854	-£418,266	-£547,383
60% LAR : 40% CIR	15%	£351,685	-£309,274	-£316,816	-£332,261	-£370,872	-£602,543	-£731,249
60% LAR : 40% CIR	20%	£133,628	-£496,149	-£503,670	-£519,070	-£557,570	-£788,757	-£925,046
60% LAR : 40% CIR	25%	-£86,085	-£684,669	-£692,171	-£707,530	-£745,930	-£988,183	-£1,124,173
60% LAR : 40% CIR	**30%**	**-£307,439**	**-£880,334**	**-£888,286**	**-£904,567**	**-£945,270**	**-£1,189,487**	**-£1,325,164**
60% LAR : 40% CIR	35%	-£530,416	-£1,084,071	-£1,092,008	-£1,108,256	-£1,148,876	-£1,392,599	-£1,528,000
60% LAR : 40% CIR	40%	-£755,003	-£1,289,507	-£1,297,430	-£1,313,650	-£1,354,199	-£1,597,497	-£1,732,663
60% LAR : 40% CIR	45%	-£993,334	-£1,496,623	-£1,504,536	-£1,520,732	-£1,561,223	-£1,804,167	-£1,939,137
60% LAR : 40% CIR	50%	-£1,235,314	-£1,705,405	-£1,713,309	-£1,729,487	-£1,769,930	-£2,012,590	-£2,147,402

LB Camden
Local Plan Viability Testing 2025

Resi 7 - 18 Flats		**Value Area**	**Zone B - £950 psf**

No Units	**18**
Site Area	**0.04 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,192,485	£1,431,398	£1,423,775	£1,408,169	£1,369,152	£1,135,047	£1,004,990
60% LAR : 40% CIR	5%	£1,958,687	£1,229,079	£1,221,486	£1,205,938	£1,167,067	£933,845	£804,278
60% LAR : 40% CIR	10%	£1,723,185	£1,025,070	£1,017,503	£1,002,008	£963,273	£730,862	£601,745
60% LAR : 40% CIR	15%	£1,485,997	£819,384	£811,841	£796,397	£757,785	£526,114	£397,409
60% LAR : 40% CIR	20%	£1,247,137	£612,039	£604,518	£589,118	£550,618	£319,618	£191,286
60% LAR : 40% CIR	25%	£1,006,621	£403,048	£395,547	£380,187	£341,788	£111,390	-£17,283
60% LAR : 40% CIR	**30%**	**£764,466**	**£192,429**	**£184,945**	**£169,620**	**£131,310**	**-£104,345**	**-£240,021**
60% LAR : 40% CIR	35%	£520,686	-£20,677	-£28,613	-£44,862	-£85,482	-£329,204	-£464,605
60% LAR : 40% CIR	40%	£275,297	-£247,860	-£255,784	-£272,003	-£312,553	-£555,850	-£691,017
60% LAR : 40% CIR	45%	£28,315	-£476,724	-£484,637	-£500,833	-£541,324	-£784,269	-£919,238
60% LAR : 40% CIR	50%	-£233,629	-£707,255	-£715,159	-£731,337	-£771,780	-£1,014,440	-£1,149,252

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,507,898	-£2,268,985	-£2,276,608	-£2,292,214	-£2,331,232	-£2,565,336	-£2,695,393
60% LAR : 40% CIR	5%	-£1,741,696	-£2,471,304	-£2,478,897	-£2,494,446	-£2,533,316	-£2,766,538	-£2,896,106
60% LAR : 40% CIR	10%	-£1,977,198	-£2,675,313	-£2,682,880	-£2,698,375	-£2,737,110	-£2,969,521	-£3,098,638
60% LAR : 40% CIR	15%	-£2,214,386	-£2,880,999	-£2,888,542	-£2,903,986	-£2,942,598	-£3,174,269	-£3,302,974
60% LAR : 40% CIR	20%	-£2,453,246	-£3,088,344	-£3,095,865	-£3,111,266	-£3,149,766	-£3,380,765	-£3,509,098
60% LAR : 40% CIR	25%	-£2,693,762	-£3,297,335	-£3,304,837	-£3,320,196	-£3,358,595	-£3,588,993	-£3,717,666
60% LAR : 40% CIR	**30%**	**-£2,935,917**	**-£3,507,954**	**-£3,515,438**	**-£3,530,763**	**-£3,569,074**	**-£3,804,728**	**-£3,940,404**
60% LAR : 40% CIR	35%	-£3,179,697	-£3,721,060	-£3,728,996	-£3,745,245	-£3,785,865	-£4,029,587	-£4,164,988
60% LAR : 40% CIR	40%	-£3,425,086	-£3,948,244	-£3,956,167	-£3,972,386	-£4,012,936	-£4,256,234	-£4,391,400
60% LAR : 40% CIR	45%	-£3,672,068	-£4,177,108	-£4,185,021	-£4,201,217	-£4,241,708	-£4,484,652	-£4,619,621
60% LAR : 40% CIR	50%	-£3,934,012	-£4,407,638	-£4,415,542	-£4,431,720	-£4,472,163	-£4,714,823	-£4,849,635

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£25,437	-£735,651	-£743,273	-£758,880	-£797,897	-£1,032,001	-£1,162,058
60% LAR : 40% CIR	5%	-£208,361	-£937,969	-£945,562	-£961,111	-£999,981	-£1,233,204	-£1,362,771
60% LAR : 40% CIR	10%	-£443,863	-£1,141,979	-£1,149,545	-£1,165,040	-£1,203,775	-£1,436,187	-£1,565,304
60% LAR : 40% CIR	15%	-£681,051	-£1,347,664	-£1,355,207	-£1,370,652	-£1,409,264	-£1,640,934	-£1,769,640
60% LAR : 40% CIR	20%	-£919,911	-£1,555,010	-£1,562,530	-£1,577,931	-£1,616,431	-£1,847,430	-£1,975,763
60% LAR : 40% CIR	25%	-£1,160,427	-£1,764,000	-£1,771,502	-£1,786,861	-£1,825,261	-£2,055,658	-£2,184,331
60% LAR : 40% CIR	**30%**	**-£1,402,582**	**-£1,974,619**	**-£1,982,104**	**-£1,997,428**	**-£2,035,739**	**-£2,271,393**	**-£2,407,070**
60% LAR : 40% CIR	35%	-£1,646,362	-£2,187,725	-£2,195,661	-£2,211,910	-£2,252,530	-£2,496,252	-£2,631,653
60% LAR : 40% CIR	40%	-£1,891,751	-£2,414,909	-£2,422,832	-£2,439,052	-£2,479,602	-£2,722,899	-£2,858,065
60% LAR : 40% CIR	45%	-£2,138,734	-£2,643,773	-£2,651,686	-£2,667,882	-£2,708,373	-£2,951,318	-£3,086,286
60% LAR : 40% CIR	50%	-£2,400,678	-£2,874,303	-£2,882,208	-£2,898,385	-£2,938,828	-£3,181,489	-£3,316,300

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£660,780	-£100,308	-£107,930	-£123,537	-£162,554	-£396,658	-£526,715
60% LAR : 40% CIR	5%	£426,982	-£302,626	-£310,219	-£325,768	-£364,638	-£597,860	-£727,428
60% LAR : 40% CIR	10%	£191,480	-£506,635	-£514,202	-£529,697	-£568,432	-£800,844	-£929,960
60% LAR : 40% CIR	15%	-£45,708	-£712,321	-£719,864	-£735,308	-£773,920	-£1,005,591	-£1,134,296
60% LAR : 40% CIR	20%	-£284,568	-£919,667	-£927,187	-£942,588	-£981,088	-£1,212,087	-£1,340,420
60% LAR : 40% CIR	25%	-£525,084	-£1,128,657	-£1,136,159	-£1,151,518	-£1,189,917	-£1,420,315	-£1,548,988
60% LAR : 40% CIR	**30%**	**-£767,239**	**-£1,339,276**	**-£1,346,761**	**-£1,362,085**	**-£1,400,396**	**-£1,636,050**	**-£1,771,726**
60% LAR : 40% CIR	35%	-£1,011,019	-£1,552,382	-£1,560,318	-£1,576,567	-£1,617,187	-£1,860,909	-£1,996,310
60% LAR : 40% CIR	40%	-£1,256,408	-£1,779,566	-£1,787,489	-£1,803,708	-£1,844,259	-£2,087,556	-£2,222,722
60% LAR : 40% CIR	45%	-£1,503,390	-£2,008,430	-£2,016,343	-£2,032,539	-£2,073,030	-£2,315,974	-£2,450,943
60% LAR : 40% CIR	50%	-£1,765,335	-£2,238,960	-£2,246,864	-£2,263,042	-£2,303,485	-£2,546,145	-£2,680,957

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,411,816	£650,728	£643,106	£627,499	£588,482	£354,378	£224,321
60% LAR : 40% CIR	5%	£1,178,018	£448,410	£440,817	£425,268	£386,398	£153,175	£23,608
60% LAR : 40% CIR	10%	£942,516	£244,400	£236,834	£221,339	£182,604	-£49,808	-£178,925
60% LAR : 40% CIR	15%	£705,328	£38,715	£31,172	£15,727	-£22,885	-£254,555	-£383,261
60% LAR : 40% CIR	20%	£466,468	-£168,631	-£176,151	-£191,552	-£230,052	-£461,051	-£589,384
60% LAR : 40% CIR	25%	£225,952	-£377,621	-£385,123	-£400,482	-£438,882	-£669,279	-£797,952
60% LAR : 40% CIR	**30%**	**-£16,204**	**-£588,240**	**-£595,725**	**-£611,049**	**-£649,360**	**-£885,014**	**-£1,020,691**
60% LAR : 40% CIR	35%	-£259,983	-£801,346	-£809,282	-£825,531	-£866,151	-£1,109,873	-£1,245,274
60% LAR : 40% CIR	40%	-£505,372	-£1,028,530	-£1,036,453	-£1,052,673	-£1,093,223	-£1,336,520	-£1,471,686
60% LAR : 40% CIR	45%	-£752,355	-£1,257,394	-£1,265,307	-£1,281,503	-£1,321,994	-£1,564,939	-£1,699,907
60% LAR : 40% CIR	50%	-£1,014,299	-£1,487,924	-£1,495,829	-£1,512,006	-£1,552,449	-£1,795,110	-£1,929,921

LB Camden
Local Plan Viability Testing 2025

Resi 7 - 18 Flats		Value Area	Zone B - £1,000 psf

No Units	18
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,608,536	£1,840,795	£1,833,173	£1,817,566	£1,778,549	£1,544,445	£1,414,387
60% LAR : 40% CIR	5%	£2,353,935	£1,618,007	£1,610,414	£1,594,865	£1,555,995	£1,322,773	£1,193,205
60% LAR : 40% CIR	10%	£2,097,631	£1,393,527	£1,385,960	£1,370,466	£1,331,731	£1,099,320	£970,203
60% LAR : 40% CIR	15%	£1,839,639	£1,167,372	£1,159,829	£1,144,384	£1,105,772	£874,102	£745,396
60% LAR : 40% CIR	20%	£1,579,978	£939,557	£932,035	£916,636	£878,136	£647,136	£518,803
60% LAR : 40% CIR	25%	£1,318,660	£710,096	£702,595	£687,235	£648,836	£418,438	£290,440
60% LAR : 40% CIR	**30%**	**£1,055,702**	**£479,008**	**£471,523**	**£456,199**	**£417,888**	**£188,024**	**£60,323**
60% LAR : 40% CIR	35%	£791,119	£246,305	£238,835	£223,542	£185,310	-£46,479	-£181,880
60% LAR : 40% CIR	40%	£524,928	£12,004	£4,547	-£11,039	-£51,576	-£294,874	-£430,039
60% LAR : 40% CIR	45%	£257,143	-£237,496	-£245,409	-£261,605	-£302,096	-£545,040	-£680,009
60% LAR : 40% CIR	50%	-£12,615	-£489,773	-£497,678	-£513,855	-£554,299	-£796,960	-£931,771

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,091,847	-£1,859,588	-£1,867,210	-£1,882,817	-£1,921,834	-£2,155,938	-£2,285,996
60% LAR : 40% CIR	5%	-£1,346,448	-£2,082,376	-£2,089,970	-£2,105,518	-£2,144,389	-£2,377,610	-£2,507,178
60% LAR : 40% CIR	10%	-£1,602,753	-£2,306,856	-£2,314,423	-£2,329,917	-£2,368,652	-£2,601,063	-£2,730,180
60% LAR : 40% CIR	15%	-£1,860,744	-£2,533,011	-£2,540,554	-£2,555,999	-£2,594,611	-£2,826,281	-£2,954,987
60% LAR : 40% CIR	20%	-£2,120,405	-£2,760,826	-£2,768,348	-£2,783,747	-£2,822,247	-£3,053,247	-£3,181,580
60% LAR : 40% CIR	25%	-£2,381,723	-£2,990,287	-£2,997,788	-£3,013,148	-£3,051,548	-£3,281,945	-£3,409,944
60% LAR : 40% CIR	**30%**	**-£2,644,681**	**-£3,221,375**	**-£3,228,860**	**-£3,244,184**	**-£3,282,495**	**-£3,512,359**	**-£3,640,060**
60% LAR : 40% CIR	35%	-£2,909,264	-£3,454,078	-£3,461,548	-£3,476,841	-£3,515,074	-£3,746,862	-£3,882,263
60% LAR : 40% CIR	40%	-£3,175,455	-£3,688,379	-£3,695,837	-£3,711,422	-£3,751,959	-£3,995,257	-£4,130,423
60% LAR : 40% CIR	45%	-£3,443,240	-£3,937,879	-£3,945,792	-£3,961,988	-£4,002,479	-£4,245,423	-£4,380,392
60% LAR : 40% CIR	50%	-£3,712,998	-£4,190,156	-£4,198,062	-£4,214,238	-£4,254,682	-£4,497,343	-£4,632,154

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£441,488	-£326,253	-£333,875	-£349,482	-£388,499	-£622,604	-£752,662
60% LAR : 40% CIR	5%	£186,886	-£549,042	-£556,635	-£572,183	-£611,054	-£844,275	-£973,844
60% LAR : 40% CIR	10%	-£69,418	-£773,522	-£781,088	-£796,582	-£835,317	-£1,067,729	-£1,196,846
60% LAR : 40% CIR	15%	-£327,409	-£999,677	-£1,007,219	-£1,022,664	-£1,061,276	-£1,292,947	-£1,421,652
60% LAR : 40% CIR	20%	-£587,071	-£1,227,492	-£1,235,013	-£1,250,413	-£1,288,913	-£1,519,912	-£1,648,246
60% LAR : 40% CIR	25%	-£848,389	-£1,456,952	-£1,464,453	-£1,479,814	-£1,518,213	-£1,748,610	-£1,876,609
60% LAR : 40% CIR	**30%**	**-£1,111,346**	**-£1,688,041**	**-£1,695,525**	**-£1,710,850**	**-£1,749,160**	**-£1,979,024**	**-£2,106,726**
60% LAR : 40% CIR	35%	-£1,375,929	-£1,920,744	-£1,928,214	-£1,943,506	-£1,981,739	-£2,213,527	-£2,348,928
60% LAR : 40% CIR	40%	-£1,642,121	-£2,155,044	-£2,162,502	-£2,178,087	-£2,218,624	-£2,461,922	-£2,597,088
60% LAR : 40% CIR	45%	-£1,909,905	-£2,404,544	-£2,412,457	-£2,428,653	-£2,469,144	-£2,712,088	-£2,847,057
60% LAR : 40% CIR	50%	-£2,179,663	-£2,656,822	-£2,664,727	-£2,680,904	-£2,721,348	-£2,964,008	-£3,098,819

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,076,831	£309,090	£301,468	£285,861	£246,844	£12,740	-£117,318
60% LAR : 40% CIR	5%	£822,229	£86,302	£78,708	£63,160	£24,289	-£208,932	-£338,500
60% LAR : 40% CIR	10%	£565,925	-£138,179	-£145,745	-£161,239	-£199,974	-£432,386	-£561,503
60% LAR : 40% CIR	15%	£307,934	-£364,333	-£371,876	-£387,321	-£425,933	-£657,603	-£786,309
60% LAR : 40% CIR	20%	£48,273	-£592,148	-£599,670	-£615,070	-£653,570	-£884,569	-£1,012,903
60% LAR : 40% CIR	25%	-£213,045	-£821,609	-£829,110	-£844,470	-£882,870	-£1,113,267	-£1,241,266
60% LAR : 40% CIR	**30%**	**-£476,003**	**-£1,052,698**	**-£1,060,182**	**-£1,075,506**	**-£1,113,817**	**-£1,343,681**	**-£1,471,382**
60% LAR : 40% CIR	35%	-£740,586	-£1,285,400	-£1,292,870	-£1,308,163	-£1,346,396	-£1,578,184	-£1,713,585
60% LAR : 40% CIR	40%	-£1,006,777	-£1,519,701	-£1,527,159	-£1,542,744	-£1,583,281	-£1,826,579	-£1,961,745
60% LAR : 40% CIR	45%	-£1,274,562	-£1,769,201	-£1,777,114	-£1,793,310	-£1,833,801	-£2,076,745	-£2,211,714
60% LAR : 40% CIR	50%	-£1,544,320	-£2,021,478	-£2,029,384	-£2,045,560	-£2,086,005	-£2,328,665	-£2,463,476

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,827,867	£1,060,126	£1,052,504	£1,036,897	£997,880	£763,775	£633,717
60% LAR : 40% CIR	5%	£1,573,265	£837,337	£829,744	£814,195	£775,325	£542,104	£412,535
60% LAR : 40% CIR	10%	£1,316,961	£612,857	£605,290	£589,797	£551,062	£318,650	£189,533
60% LAR : 40% CIR	15%	£1,058,970	£386,702	£379,160	£363,715	£325,103	£93,432	-£35,273
60% LAR : 40% CIR	20%	£799,308	£158,887	£151,366	£135,966	£97,466	-£133,533	-£261,867
60% LAR : 40% CIR	25%	£537,990	-£70,573	-£78,074	-£93,435	-£131,834	-£362,231	-£490,230
60% LAR : 40% CIR	**30%**	**£275,033**	**-£301,662**	**-£309,146**	**-£324,471**	**-£362,781**	**-£592,645**	**-£720,347**
60% LAR : 40% CIR	35%	£10,450	-£534,365	-£541,835	-£557,128	-£595,360	-£827,148	-£962,549
60% LAR : 40% CIR	40%	-£255,742	-£768,665	-£776,123	-£791,708	-£832,245	-£1,075,544	-£1,210,709
60% LAR : 40% CIR	45%	-£523,526	-£1,018,165	-£1,026,078	-£1,042,274	-£1,082,765	-£1,325,709	-£1,460,679
60% LAR : 40% CIR	50%	-£793,284	-£1,270,443	-£1,278,348	-£1,294,525	-£1,334,969	-£1,577,629	-£1,712,440

LB Camden
Local Plan Viability Testing 2025

Resi 7 - 18 Flats	
No Units	18
Site Area	0.04 Ha

Value Area	Zone B - £1,050 psf	
Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,024,586	£2,250,193	£2,242,571	£2,226,964	£2,187,946	£1,953,843	£1,823,785
60% LAR : 40% CIR	5%	£2,749,182	£2,006,934	£1,999,341	£1,983,793	£1,944,923	£1,711,701	£1,582,132
60% LAR : 40% CIR	10%	£2,472,076	£1,761,985	£1,754,418	£1,738,924	£1,700,189	£1,467,778	£1,338,661
60% LAR : 40% CIR	15%	£2,193,282	£1,515,359	£1,507,818	£1,492,372	£1,453,761	£1,222,090	£1,093,384
60% LAR : 40% CIR	20%	£1,912,817	£1,267,075	£1,259,553	£1,244,154	£1,205,654	£974,654	£846,321
60% LAR : 40% CIR	25%	£1,630,697	£1,017,145	£1,009,643	£994,284	£955,883	£725,487	£597,487
60% LAR : 40% CIR	**30%**	**£1,346,937**	**£765,586**	**£758,101**	**£742,777**	**£704,466**	**£474,603**	**£346,901**
60% LAR : 40% CIR	35%	£1,061,552	£512,414	£504,944	£489,650	£451,418	£222,020	£94,578
60% LAR : 40% CIR	40%	£774,557	£257,643	£250,185	£234,919	£196,753	-£33,897	-£169,062
60% LAR : 40% CIR	45%	£485,970	£1,290	-£6,288	-£22,375	-£62,866	-£305,811	-£440,780
60% LAR : 40% CIR	50%	£195,805	-£272,292	-£280,197	-£296,374	-£336,818	-£579,478	-£714,289

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£675,797	-£1,450,190	-£1,457,812	-£1,473,419	-£1,512,437	-£1,746,541	-£1,876,599
60% LAR : 40% CIR	5%	-£951,201	-£1,693,449	-£1,701,042	-£1,716,590	-£1,755,460	-£1,988,683	-£2,118,251
60% LAR : 40% CIR	10%	-£1,228,307	-£1,938,399	-£1,945,965	-£1,961,459	-£2,000,194	-£2,232,606	-£2,361,722
60% LAR : 40% CIR	15%	-£1,507,101	-£2,185,024	-£2,192,566	-£2,208,011	-£2,246,622	-£2,478,293	-£2,606,999
60% LAR : 40% CIR	20%	-£1,787,566	-£2,433,308	-£2,440,830	-£2,456,229	-£2,494,729	-£2,725,729	-£2,854,062
60% LAR : 40% CIR	25%	-£2,069,686	-£2,683,238	-£2,690,740	-£2,706,099	-£2,744,500	-£2,974,896	-£3,102,896
60% LAR : 40% CIR	**30%**	**-£2,353,446**	**-£2,934,797**	**-£2,942,282**	**-£2,957,606**	**-£2,995,917**	**-£3,225,781**	**-£3,353,482**
60% LAR : 40% CIR	35%	-£2,638,831	-£3,187,969	-£3,195,439	-£3,210,733	-£3,248,966	-£3,478,363	-£3,605,806
60% LAR : 40% CIR	40%	-£2,925,826	-£3,442,740	-£3,450,198	-£3,465,464	-£3,503,630	-£3,734,280	-£3,869,445
60% LAR : 40% CIR	45%	-£3,214,413	-£3,699,093	-£3,706,671	-£3,722,758	-£3,763,249	-£4,006,194	-£4,141,163
60% LAR : 40% CIR	50%	-£3,504,578	-£3,972,676	-£3,980,580	-£3,996,758	-£4,037,201	-£4,279,861	-£4,414,672

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£857,538	£83,145	£75,522	£59,916	£20,898	-£213,206	-£343,264
60% LAR : 40% CIR	5%	£582,134	-£160,114	-£167,708	-£183,255	-£222,126	-£455,348	-£584,916
60% LAR : 40% CIR	10%	£305,027	-£405,064	-£412,631	-£428,124	-£466,859	-£699,271	-£828,388
60% LAR : 40% CIR	15%	£26,234	-£651,689	-£659,231	-£674,676	-£713,287	-£944,958	-£1,073,664
60% LAR : 40% CIR	20%	-£254,231	-£899,973	-£907,495	-£922,895	-£961,395	-£1,192,394	-£1,320,728
60% LAR : 40% CIR	25%	-£536,351	-£1,149,903	-£1,157,405	-£1,172,765	-£1,211,165	-£1,441,562	-£1,569,561
60% LAR : 40% CIR	**30%**	**-£820,111**	**-£1,401,462**	**-£1,408,947**	**-£1,424,271**	**-£1,462,582**	**-£1,692,446**	**-£1,820,147**
60% LAR : 40% CIR	35%	-£1,105,497	-£1,654,635	-£1,662,104	-£1,677,398	-£1,715,631	-£1,945,028	-£2,072,471
60% LAR : 40% CIR	40%	-£1,392,491	-£1,909,405	-£1,916,863	-£1,932,130	-£1,970,296	-£2,200,945	-£2,336,110
60% LAR : 40% CIR	45%	-£1,681,078	-£2,165,759	-£2,173,336	-£2,189,424	-£2,229,915	-£2,472,859	-£2,607,828
60% LAR : 40% CIR	50%	-£1,971,243	-£2,439,341	-£2,447,245	-£2,463,423	-£2,503,866	-£2,746,526	-£2,881,338

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,492,881	£718,488	£710,865	£695,259	£656,241	£422,137	£292,079
60% LAR : 40% CIR	5%	£1,217,477	£475,229	£467,636	£452,088	£413,218	£179,995	£50,427
60% LAR : 40% CIR	10%	£940,370	£230,279	£222,713	£207,219	£168,484	-£63,928	-£193,045
60% LAR : 40% CIR	15%	£661,577	-£16,346	-£23,888	-£39,333	-£77,944	-£309,615	-£438,321
60% LAR : 40% CIR	20%	£381,112	-£264,630	-£272,152	-£287,551	-£326,051	-£557,051	-£685,384
60% LAR : 40% CIR	25%	£98,992	-£514,560	-£522,062	-£537,422	-£575,822	-£806,218	-£934,218
60% LAR : 40% CIR	**30%**	**-£184,768**	**-£766,119**	**-£773,604**	**-£788,928**	**-£827,239**	**-£1,057,103**	**-£1,184,804**
60% LAR : 40% CIR	35%	-£470,153	-£1,019,291	-£1,026,761	-£1,042,055	-£1,080,288	-£1,309,685	-£1,437,128
60% LAR : 40% CIR	40%	-£757,148	-£1,274,062	-£1,281,520	-£1,296,787	-£1,334,953	-£1,565,602	-£1,700,767
60% LAR : 40% CIR	45%	-£1,045,735	-£1,530,415	-£1,537,993	-£1,554,081	-£1,594,572	-£1,837,516	-£1,972,485
60% LAR : 40% CIR	50%	-£1,335,900	-£1,803,998	-£1,811,902	-£1,828,080	-£1,868,523	-£2,111,183	-£2,245,994

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,243,917	£1,469,524	£1,461,901	£1,446,295	£1,407,277	£1,173,173	£1,043,115
60% LAR : 40% CIR	5%	£1,968,513	£1,226,265	£1,218,671	£1,203,124	£1,164,253	£931,031	£801,463
60% LAR : 40% CIR	10%	£1,691,406	£981,315	£973,748	£958,255	£919,519	£687,108	£557,991
60% LAR : 40% CIR	15%	£1,412,613	£734,690	£727,148	£711,702	£673,092	£441,421	£312,714
60% LAR : 40% CIR	20%	£1,132,148	£486,406	£478,884	£463,484	£424,984	£193,985	£65,651
60% LAR : 40% CIR	25%	£850,028	£236,476	£228,974	£213,614	£175,214	-£55,183	-£183,182
60% LAR : 40% CIR	**30%**	**£566,268**	**-£15,083**	**-£22,568**	**-£37,892**	**-£76,203**	**-£306,067**	**-£433,768**
60% LAR : 40% CIR	35%	£280,882	-£268,256	-£275,726	-£291,020	-£329,252	-£558,650	-£686,092
60% LAR : 40% CIR	40%	-£6,112	-£523,027	-£530,484	-£545,751	-£583,917	-£814,566	-£949,731
60% LAR : 40% CIR	45%	-£294,699	-£779,380	-£786,957	-£803,045	-£843,536	-£1,086,480	-£1,221,449
60% LAR : 40% CIR	50%	-£584,864	-£1,052,962	-£1,060,866	-£1,077,044	-£1,117,487	-£1,360,147	-£1,494,959

LB Camden
Local Plan Viability Testing 2025

Resi 7 - 18 Flats		Value Area	Zone B - £1,100 psf

No Units	18
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,440,636	£2,659,591	£2,651,968	£2,636,361	£2,597,344	£2,363,240	£2,233,182
60% LAR : 40% CIR	5%	£3,144,430	£2,395,862	£2,388,269	£2,372,721	£2,333,850	£2,100,628	£1,971,061
60% LAR : 40% CIR	10%	£2,846,521	£2,130,443	£2,122,876	£2,107,382	£2,068,647	£1,836,236	£1,707,118
60% LAR : 40% CIR	15%	£2,546,925	£1,863,348	£1,855,805	£1,840,361	£1,801,749	£1,570,078	£1,441,373
60% LAR : 40% CIR	20%	£2,245,658	£1,594,592	£1,587,072	£1,571,672	£1,533,172	£1,302,173	£1,173,839
60% LAR : 40% CIR	25%	£1,942,735	£1,324,193	£1,316,691	£1,301,331	£1,262,932	£1,032,535	£904,536
60% LAR : 40% CIR	**30%**	**£1,638,172**	**£1,052,165**	**£1,044,680**	**£1,029,356**	**£991,045**	**£761,181**	**£633,479**
60% LAR : 40% CIR	35%	£1,331,985	£778,522	£771,052	£755,759	£717,526	£488,128	£360,686
60% LAR : 40% CIR	40%	£1,024,188	£503,282	£495,824	£480,557	£442,391	£213,393	£86,172
60% LAR : 40% CIR	45%	£714,797	£226,458	£219,011	£203,766	£165,656	-£66,581	-£201,551
60% LAR : 40% CIR	50%	£403,830	-£54,812	-£62,716	-£78,894	-£119,337	-£361,997	-£496,809

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£259,747	-£1,040,792	-£1,048,415	-£1,064,022	-£1,103,039	-£1,337,143	-£1,467,201
60% LAR : 40% CIR	5%	-£555,953	-£1,304,521	-£1,312,114	-£1,327,663	-£1,366,533	-£1,599,755	-£1,729,323
60% LAR : 40% CIR	10%	-£853,862	-£1,569,941	-£1,577,507	-£1,593,001	-£1,631,736	-£1,864,148	-£1,993,266
60% LAR : 40% CIR	15%	-£1,153,458	-£1,837,035	-£1,844,578	-£1,860,023	-£1,898,635	-£2,130,305	-£2,259,011
60% LAR : 40% CIR	20%	-£1,454,725	-£2,105,791	-£2,113,312	-£2,128,711	-£2,167,211	-£2,398,211	-£2,526,544
60% LAR : 40% CIR	25%	-£1,757,649	-£2,376,190	-£2,383,692	-£2,399,052	-£2,437,451	-£2,667,848	-£2,795,847
60% LAR : 40% CIR	**30%**	**-£2,062,211**	**-£2,648,219**	**-£2,655,703**	**-£2,671,028**	**-£2,709,338**	**-£2,939,202**	**-£3,066,904**
60% LAR : 40% CIR	35%	-£2,368,398	-£2,921,861	-£2,929,331	-£2,944,624	-£2,982,858	-£3,212,255	-£3,339,698
60% LAR : 40% CIR	40%	-£2,676,195	-£3,197,102	-£3,204,559	-£3,219,826	-£3,257,992	-£3,486,990	-£3,614,212
60% LAR : 40% CIR	45%	-£2,985,586	-£3,473,925	-£3,481,372	-£3,496,617	-£3,534,727	-£3,766,965	-£3,901,934
60% LAR : 40% CIR	50%	-£3,296,553	-£3,755,195	-£3,763,099	-£3,779,277	-£3,819,720	-£4,062,380	-£4,197,192

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,273,588	£492,542	£484,920	£469,312	£430,295	£196,192	£66,134
60% LAR : 40% CIR	5%	£977,381	£228,814	£221,221	£205,672	£166,802	-£66,421	-£195,988
60% LAR : 40% CIR	10%	£679,473	-£36,606	-£44,173	-£59,666	-£98,402	-£330,813	-£459,931
60% LAR : 40% CIR	15%	£379,877	-£303,700	-£311,243	-£326,688	-£365,300	-£596,970	-£725,676
60% LAR : 40% CIR	20%	£78,610	-£572,456	-£579,977	-£595,376	-£633,876	-£864,876	-£993,209
60% LAR : 40% CIR	25%	-£224,314	-£842,856	-£850,357	-£865,717	-£904,116	-£1,134,514	-£1,262,512
60% LAR : 40% CIR	**30%**	**-£528,876**	**-£1,114,884**	**-£1,122,369**	**-£1,137,693**	**-£1,176,004**	**-£1,405,867**	**-£1,533,570**
60% LAR : 40% CIR	35%	-£835,064	-£1,388,527	-£1,395,996	-£1,411,289	-£1,449,523	-£1,678,920	-£1,806,363
60% LAR : 40% CIR	40%	-£1,142,861	-£1,663,767	-£1,671,225	-£1,686,491	-£1,724,657	-£1,953,655	-£2,080,877
60% LAR : 40% CIR	45%	-£1,452,251	-£1,940,590	-£1,948,037	-£1,963,282	-£2,001,392	-£2,233,630	-£2,368,599
60% LAR : 40% CIR	50%	-£1,763,218	-£2,221,860	-£2,229,765	-£2,245,942	-£2,286,385	-£2,529,046	-£2,663,857

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,908,931	£1,127,886	£1,120,263	£1,104,656	£1,065,638	£831,535	£701,477
60% LAR : 40% CIR	5%	£1,612,725	£864,157	£856,564	£841,015	£802,145	£568,923	£439,355
60% LAR : 40% CIR	10%	£1,314,816	£598,737	£591,171	£575,677	£536,942	£304,530	£175,412
60% LAR : 40% CIR	15%	£1,015,220	£331,643	£324,100	£308,655	£270,043	£38,373	-£90,333
60% LAR : 40% CIR	20%	£713,953	£62,887	£55,366	£39,967	£1,467	-£229,533	-£357,866
60% LAR : 40% CIR	25%	£411,029	-£207,512	-£215,014	-£230,374	-£268,773	-£499,171	-£627,169
60% LAR : 40% CIR	**30%**	**£106,467**	**-£479,541**	**-£487,025**	**-£502,350**	**-£540,660**	**-£770,524**	**-£898,227**
60% LAR : 40% CIR	35%	-£199,721	-£753,183	-£760,653	-£775,946	-£814,180	-£1,043,577	-£1,171,020
60% LAR : 40% CIR	40%	-£507,517	-£1,028,424	-£1,035,881	-£1,051,148	-£1,089,314	-£1,318,312	-£1,445,534
60% LAR : 40% CIR	45%	-£816,908	-£1,305,247	-£1,312,694	-£1,327,939	-£1,366,049	-£1,598,287	-£1,733,256
60% LAR : 40% CIR	50%	-£1,127,875	-£1,586,517	-£1,594,421	-£1,610,599	-£1,651,042	-£1,893,702	-£2,028,514

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,659,966	£1,878,921	£1,871,299	£1,855,691	£1,816,674	£1,582,571	£1,452,513
60% LAR : 40% CIR	5%	£2,363,760	£1,615,193	£1,607,600	£1,592,051	£1,553,181	£1,319,958	£1,190,391
60% LAR : 40% CIR	10%	£2,065,852	£1,349,773	£1,342,206	£1,326,713	£1,287,977	£1,055,566	£926,448
60% LAR : 40% CIR	15%	£1,766,256	£1,082,678	£1,075,136	£1,059,691	£1,021,079	£789,408	£660,703
60% LAR : 40% CIR	20%	£1,464,989	£813,923	£806,402	£791,003	£752,503	£521,503	£393,170
60% LAR : 40% CIR	25%	£1,162,065	£543,523	£536,022	£520,662	£482,263	£251,865	£123,867
60% LAR : 40% CIR	**30%**	**£857,503**	**£271,495**	**£264,010**	**£248,686**	**£210,375**	**-£19,488**	**-£147,191**
60% LAR : 40% CIR	35%	£551,315	-£2,148	-£9,618	-£24,910	-£63,144	-£292,542	-£419,984
60% LAR : 40% CIR	40%	£243,518	-£277,388	-£284,846	-£300,112	-£338,278	-£567,276	-£694,498
60% LAR : 40% CIR	45%	-£65,872	-£554,211	-£561,658	-£576,903	-£615,014	-£847,251	-£982,220
60% LAR : 40% CIR	50%	-£376,839	-£835,481	-£843,386	-£859,563	-£900,006	-£1,142,667	-£1,277,478

LB Camden
Local Plan Viability Testing 2025

Resi 7 - 18 Flats		Value Area	Zone B - £1,150 psf

No Units	18
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,856,687	£3,068,988	£3,061,366	£3,045,759	£3,006,741	£2,772,638	£2,642,580
60% LAR : 40% CIR	5%	£3,539,677	£2,784,790	£2,777,196	£2,761,648	£2,722,778	£2,489,556	£2,359,988
60% LAR : 40% CIR	10%	£3,220,966	£2,498,901	£2,491,334	£2,475,839	£2,437,105	£2,204,694	£2,075,576
60% LAR : 40% CIR	15%	£2,900,568	£2,211,336	£2,203,793	£2,188,348	£2,149,736	£1,918,066	£1,789,360
60% LAR : 40% CIR	20%	£2,578,498	£1,922,110	£1,914,590	£1,899,190	£1,860,690	£1,629,691	£1,501,357
60% LAR : 40% CIR	25%	£2,254,773	£1,631,241	£1,623,740	£1,608,379	£1,569,980	£1,339,582	£1,211,584
60% LAR : 40% CIR	**30%**	**£1,929,407**	**£1,338,743**	**£1,331,258**	**£1,315,934**	**£1,277,623**	**£1,047,759**	**£920,057**
60% LAR : 40% CIR	35%	£1,602,416	£1,044,630	£1,037,160	£1,021,867	£983,635	£754,237	£626,794
60% LAR : 40% CIR	40%	£1,273,817	£748,920	£741,462	£726,196	£688,029	£459,031	£331,810
60% LAR : 40% CIR	45%	£943,626	£451,627	£444,179	£428,935	£390,824	£162,159	£35,122
60% LAR : 40% CIR	50%	£611,855	£152,767	£145,327	£130,101	£92,034	-£144,517	-£279,328

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£156,304	-£631,396	-£639,017	-£654,625	-£693,642	-£927,745	-£1,057,803
60% LAR : 40% CIR	5%	-£160,706	-£915,593	-£923,187	-£938,735	-£977,606	-£1,210,827	-£1,340,395
60% LAR : 40% CIR	10%	-£479,417	-£1,201,483	-£1,209,049	-£1,224,544	-£1,263,278	-£1,495,690	-£1,624,808
60% LAR : 40% CIR	15%	-£799,815	-£1,489,048	-£1,496,591	-£1,512,035	-£1,550,647	-£1,782,318	-£1,911,023
60% LAR : 40% CIR	20%	-£1,121,885	-£1,778,273	-£1,785,793	-£1,801,193	-£1,839,693	-£2,070,692	-£2,199,026
60% LAR : 40% CIR	25%	-£1,445,610	-£2,069,143	-£2,076,643	-£2,092,004	-£2,130,403	-£2,360,801	-£2,488,799
60% LAR : 40% CIR	**30%**	**-£1,770,976**	**-£2,361,640**	**-£2,369,125**	**-£2,384,449**	**-£2,422,760**	**-£2,652,624**	**-£2,780,326**
60% LAR : 40% CIR	35%	-£2,097,967	-£2,655,753	-£2,663,223	-£2,678,516	-£2,716,749	-£2,946,146	-£3,073,590
60% LAR : 40% CIR	40%	-£2,426,566	-£2,951,463	-£2,958,921	-£2,974,187	-£3,012,354	-£3,241,352	-£3,368,573
60% LAR : 40% CIR	45%	-£2,756,757	-£3,248,756	-£3,256,204	-£3,271,448	-£3,309,559	-£3,538,224	-£3,665,261
60% LAR : 40% CIR	50%	-£3,088,528	-£3,547,616	-£3,555,056	-£3,570,282	-£3,608,349	-£3,844,900	-£3,979,711

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,689,638	£901,939	£894,318	£878,710	£839,693	£605,590	£475,532
60% LAR : 40% CIR	5%	£1,372,629	£617,741	£610,148	£594,600	£555,729	£322,508	£192,939
60% LAR : 40% CIR	10%	£1,053,918	£331,852	£324,285	£308,791	£270,056	£37,645	-£91,473
60% LAR : 40% CIR	15%	£733,520	£44,287	£36,744	£21,300	-£17,312	-£248,983	-£377,688
60% LAR : 40% CIR	20%	£411,449	-£244,938	-£252,459	-£267,858	-£306,358	-£537,358	-£665,691
60% LAR : 40% CIR	25%	£87,724	-£535,808	-£543,309	-£558,669	-£597,068	-£827,466	-£955,464
60% LAR : 40% CIR	**30%**	**-£237,641**	**-£828,305**	**-£835,790**	**-£851,114**	**-£889,425**	**-£1,119,289**	**-£1,246,991**
60% LAR : 40% CIR	35%	-£564,632	-£1,122,418	-£1,129,888	-£1,145,181	-£1,183,414	-£1,412,811	-£1,540,255
60% LAR : 40% CIR	40%	-£893,231	-£1,418,128	-£1,425,586	-£1,440,852	-£1,479,019	-£1,708,018	-£1,835,238
60% LAR : 40% CIR	45%	-£1,223,423	-£1,715,421	-£1,722,869	-£1,738,114	-£1,776,224	-£2,004,889	-£2,131,926
60% LAR : 40% CIR	50%	-£1,555,193	-£2,014,281	-£2,021,721	-£2,036,948	-£2,075,014	-£2,311,565	-£2,446,376

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,324,981	£1,537,282	£1,529,661	£1,514,053	£1,475,036	£1,240,933	£1,110,875
60% LAR : 40% CIR	5%	£2,007,972	£1,253,084	£1,245,491	£1,229,943	£1,191,072	£957,851	£828,283
60% LAR : 40% CIR	10%	£1,689,261	£967,195	£959,629	£944,134	£905,400	£672,988	£543,870
60% LAR : 40% CIR	15%	£1,368,863	£679,630	£672,087	£656,643	£618,031	£386,360	£257,655
60% LAR : 40% CIR	20%	£1,046,792	£390,405	£382,884	£367,485	£328,985	£97,985	-£30,348
60% LAR : 40% CIR	25%	£723,068	£99,535	£92,035	£76,674	£38,275	-£192,123	-£320,121
60% LAR : 40% CIR	**30%**	**£397,702**	**-£192,962**	**-£200,447**	**-£215,771**	**-£254,082**	**-£483,946**	**-£611,648**
60% LAR : 40% CIR	35%	£70,711	-£487,075	-£494,545	-£509,838	-£548,071	-£777,468	-£904,912
60% LAR : 40% CIR	40%	-£257,888	-£782,785	-£790,243	-£805,509	-£843,676	-£1,072,675	-£1,199,895
60% LAR : 40% CIR	45%	-£588,080	-£1,080,078	-£1,087,526	-£1,102,771	-£1,140,881	-£1,369,546	-£1,496,583
60% LAR : 40% CIR	50%	-£919,850	-£1,378,938	-£1,386,378	-£1,401,604	-£1,439,671	-£1,676,222	-£1,811,033

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,076,017	£2,288,318	£2,280,697	£2,265,089	£2,226,072	£1,991,969	£1,861,911
60% LAR : 40% CIR	5%	£2,759,008	£2,004,120	£1,996,527	£1,980,978	£1,942,108	£1,708,887	£1,579,318
60% LAR : 40% CIR	10%	£2,440,297	£1,718,231	£1,710,664	£1,695,170	£1,656,435	£1,424,024	£1,294,906
60% LAR : 40% CIR	15%	£2,119,899	£1,430,666	£1,423,123	£1,407,679	£1,369,067	£1,137,396	£1,008,691
60% LAR : 40% CIR	20%	£1,797,828	£1,141,441	£1,133,920	£1,118,521	£1,080,021	£849,021	£720,688
60% LAR : 40% CIR	25%	£1,474,103	£850,571	£843,070	£827,710	£789,311	£558,913	£430,914
60% LAR : 40% CIR	**30%**	**£1,148,738**	**£558,073**	**£550,589**	**£535,264**	**£496,954**	**£267,090**	**£139,388**
60% LAR : 40% CIR	35%	£821,747	£263,960	£256,490	£241,198	£202,965	-£26,432	-£153,876
60% LAR : 40% CIR	40%	£493,148	-£31,749	-£39,207	-£54,473	-£92,641	-£321,639	-£448,859
60% LAR : 40% CIR	45%	£162,956	-£329,042	-£336,490	-£351,735	-£389,845	-£618,510	-£745,548
60% LAR : 40% CIR	50%	-£168,814	-£627,902	-£635,342	-£650,569	-£688,635	-£925,186	-£1,059,997

LB Camden
Local Plan Viability Testing 2025

Resi 7 - 18 Flats		**Value Area**	**Zone B - £1,200 psf**
No Units	**18**	**Sales value inflation**	**Growth**
Site Area	**0.04 Ha**	**Build cost inflation**	**Growth**
		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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£4,272,737	£3,478,385	£3,470,763	£3,455,156	£3,416,139	£3,182,035	£3,051,978
60% LAR : 40% CIR	5%	£3,934,925	£3,173,717	£3,166,124	£3,150,576	£3,111,706	£2,878,483	£2,748,915
60% LAR : 40% CIR	10%	£3,595,411	£2,867,358	£2,859,792	£2,844,297	£2,805,562	£2,573,150	£2,444,034
60% LAR : 40% CIR	15%	£3,254,210	£2,559,323	£2,551,781	£2,536,336	£2,497,725	£2,266,054	£2,137,348
60% LAR : 40% CIR	20%	£2,911,338	£2,249,629	£2,242,108	£2,226,707	£2,188,207	£1,957,208	£1,828,875
60% LAR : 40% CIR	25%	£2,566,810	£1,938,289	£1,930,788	£1,915,428	£1,877,028	£1,646,631	£1,518,633
60% LAR : 40% CIR	**30%**	**£2,220,642**	**£1,625,320**	**£1,617,836**	**£1,602,512**	**£1,564,202**	**£1,334,338**	**£1,206,635**
60% LAR : 40% CIR	35%	£1,872,849	£1,310,739	£1,303,269	£1,287,976	£1,249,743	£1,020,345	£892,903
60% LAR : 40% CIR	40%	£1,523,448	£994,559	£987,101	£971,835	£933,668	£704,669	£577,449
60% LAR : 40% CIR	45%	£1,172,453	£676,796	£669,348	£654,104	£615,992	£387,327	£260,291
60% LAR : 40% CIR	50%	£819,880	£357,466	£350,026	£334,800	£296,733	£68,334	-£61,847

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£572,353	-£221,998	-£229,620	-£245,227	-£284,244	-£518,348	-£648,405
60% LAR : 40% CIR	5%	£234,542	-£526,666	-£534,259	-£549,807	-£588,677	-£821,900	-£951,468
60% LAR : 40% CIR	10%	-£104,972	-£833,025	-£840,591	-£856,086	-£894,821	-£1,127,233	-£1,256,350
60% LAR : 40% CIR	15%	-£446,173	-£1,141,060	-£1,148,602	-£1,164,048	-£1,202,658	-£1,434,329	-£1,563,036
60% LAR : 40% CIR	20%	-£789,045	-£1,450,755	-£1,458,275	-£1,473,676	-£1,512,176	-£1,743,175	-£1,871,508
60% LAR : 40% CIR	25%	-£1,133,573	-£1,762,094	-£1,769,596	-£1,784,955	-£1,823,355	-£2,053,752	-£2,181,750
60% LAR : 40% CIR	**30%**	**-£1,479,741**	**-£2,075,063**	**-£2,082,547**	**-£2,097,871**	**-£2,136,182**	**-£2,366,045**	**-£2,493,748**
60% LAR : 40% CIR	35%	-£1,827,534	-£2,389,644	-£2,397,114	-£2,412,407	-£2,450,641	-£2,680,038	-£2,807,481
60% LAR : 40% CIR	40%	-£2,176,935	-£2,705,824	-£2,713,282	-£2,728,549	-£2,766,716	-£2,995,714	-£3,122,934
60% LAR : 40% CIR	45%	-£2,527,930	-£3,023,588	-£3,031,036	-£3,046,279	-£3,084,391	-£3,313,056	-£3,440,092
60% LAR : 40% CIR	50%	-£2,880,503	-£3,342,917	-£3,350,357	-£3,365,584	-£3,403,650	-£3,632,049	-£3,762,230

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,105,688	£1,311,337	£1,303,714	£1,288,108	£1,249,091	£1,014,986	£884,929
60% LAR : 40% CIR	5%	£1,767,876	£1,006,669	£999,075	£983,528	£944,657	£711,435	£581,867
60% LAR : 40% CIR	10%	£1,428,363	£700,310	£692,743	£677,249	£638,513	£406,102	£276,985
60% LAR : 40% CIR	15%	£1,087,162	£392,275	£384,733	£369,287	£330,676	£99,006	-£29,701
60% LAR : 40% CIR	20%	£744,290	£82,580	£75,060	£59,659	£21,159	-£209,841	-£338,173
60% LAR : 40% CIR	25%	£399,762	-£228,759	-£236,261	-£251,620	-£290,021	-£520,417	-£648,416
60% LAR : 40% CIR	**30%**	**£53,594**	**-£541,728**	**-£549,213**	**-£564,536**	**-£602,847**	**-£832,711**	**-£960,413**
60% LAR : 40% CIR	35%	-£294,199	-£856,309	-£863,779	-£879,072	-£917,306	-£1,146,703	-£1,274,146
60% LAR : 40% CIR	40%	-£643,601	-£1,172,490	-£1,179,947	-£1,195,214	-£1,233,381	-£1,462,379	-£1,589,600
60% LAR : 40% CIR	45%	-£994,596	-£1,490,253	-£1,497,701	-£1,512,944	-£1,551,056	-£1,779,721	-£1,906,757
60% LAR : 40% CIR	50%	-£1,347,168	-£1,809,582	-£1,817,022	-£1,832,249	-£1,870,316	-£2,098,714	-£2,228,896

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,741,031	£1,946,680	£1,939,058	£1,923,451	£1,884,434	£1,650,329	£1,520,272
60% LAR : 40% CIR	5%	£2,403,220	£1,642,012	£1,634,419	£1,618,871	£1,580,001	£1,346,778	£1,217,210
60% LAR : 40% CIR	10%	£2,063,706	£1,335,653	£1,328,086	£1,312,592	£1,273,857	£1,041,445	£912,328
60% LAR : 40% CIR	15%	£1,722,505	£1,027,618	£1,020,076	£1,004,630	£966,019	£734,349	£605,642
60% LAR : 40% CIR	20%	£1,379,633	£717,923	£710,403	£695,002	£656,502	£425,503	£297,170
60% LAR : 40% CIR	25%	£1,035,105	£406,584	£399,082	£383,723	£345,323	£114,926	-£13,073
60% LAR : 40% CIR	**30%**	**£688,937**	**£93,615**	**£86,130**	**£70,807**	**£32,496**	**-£197,367**	**-£325,070**
60% LAR : 40% CIR	35%	£341,144	-£220,966	-£228,436	-£243,729	-£281,963	-£511,360	-£638,803
60% LAR : 40% CIR	40%	-£8,257	-£537,146	-£544,604	-£559,871	-£598,038	-£827,036	-£954,256
60% LAR : 40% CIR	45%	-£359,252	-£854,910	-£862,358	-£877,601	-£915,713	-£1,144,378	-£1,271,414
60% LAR : 40% CIR	50%	-£711,825	-£1,174,239	-£1,181,679	-£1,196,906	-£1,234,972	-£1,463,371	-£1,593,552

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,492,067	£2,697,716	£2,690,093	£2,674,487	£2,635,470	£2,401,365	£2,271,308
60% LAR : 40% CIR	5%	£3,154,255	£2,393,048	£2,385,454	£2,369,907	£2,331,036	£2,097,814	£1,968,246
60% LAR : 40% CIR	10%	£2,814,742	£2,086,689	£2,079,122	£2,063,628	£2,024,892	£1,792,481	£1,663,364
60% LAR : 40% CIR	15%	£2,473,541	£1,778,654	£1,771,112	£1,755,666	£1,717,055	£1,485,385	£1,356,678
60% LAR : 40% CIR	20%	£2,130,669	£1,468,959	£1,461,438	£1,446,038	£1,407,538	£1,176,538	£1,048,206
60% LAR : 40% CIR	25%	£1,786,141	£1,157,620	£1,150,118	£1,134,759	£1,096,358	£865,962	£737,963
60% LAR : 40% CIR	**30%**	**£1,439,973**	**£844,651**	**£837,166**	**£821,843**	**£783,532**	**£553,668**	**£425,966**
60% LAR : 40% CIR	35%	£1,092,180	£530,069	£522,599	£507,307	£469,073	£239,676	£112,233
60% LAR : 40% CIR	40%	£742,778	£213,889	£206,432	£191,165	£152,998	-£76,000	-£203,221
60% LAR : 40% CIR	45%	£391,783	-£103,874	-£111,322	-£126,566	-£164,677	-£393,342	-£520,378
60% LAR : 40% CIR	50%	£39,210	-£423,204	-£430,643	-£445,870	-£483,937	-£712,335	-£842,517

LB Camden
Local Plan Viability Testing 2025

Resi 7 - 18 Flats	Value Area	Zone B - £1,250 psf

No Units	18
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£4,688,787	£3,887,783	£3,880,161	£3,864,554	£3,825,537	£3,591,432	£3,461,374
60% LAR : 40% CIR	5%	£4,330,173	£3,562,645	£3,555,052	£3,539,504	£3,500,633	£3,267,411	£3,137,844
60% LAR : 40% CIR	10%	£3,969,857	£3,235,815	£3,228,250	£3,212,755	£3,174,020	£2,941,608	£2,812,491
60% LAR : 40% CIR	15%	£3,607,853	£2,907,312	£2,899,769	£2,884,324	£2,845,712	£2,614,042	£2,485,335
60% LAR : 40% CIR	20%	£3,244,178	£2,577,147	£2,569,626	£2,554,226	£2,515,726	£2,284,726	£2,156,394
60% LAR : 40% CIR	25%	£2,878,848	£2,245,337	£2,237,835	£2,222,476	£2,184,077	£1,953,679	£1,825,681
60% LAR : 40% CIR	**30%**	**£2,511,877**	**£1,911,899**	**£1,904,414**	**£1,889,090**	**£1,850,780**	**£1,620,916**	**£1,493,214**
60% LAR : 40% CIR	35%	£2,143,282	£1,576,847	£1,569,377	£1,554,084	£1,515,851	£1,286,454	£1,159,011
60% LAR : 40% CIR	40%	£1,773,078	£1,240,197	£1,232,740	£1,217,473	£1,179,306	£950,308	£823,086
60% LAR : 40% CIR	45%	£1,401,281	£901,964	£894,517	£879,272	£841,162	£612,496	£485,459
60% LAR : 40% CIR	50%	£1,027,906	£562,165	£554,725	£539,497	£501,432	£273,033	£146,145

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£988,404	£187,400	£179,777	£164,171	£125,154	-£108,951	-£239,009
60% LAR : 40% CIR	5%	£629,790	-£137,738	-£145,331	-£160,880	-£199,750	-£432,972	-£562,540
60% LAR : 40% CIR	10%	£269,474	-£464,568	-£472,134	-£487,628	-£526,363	-£758,775	-£887,892
60% LAR : 40% CIR	15%	-£92,530	-£793,072	-£800,614	-£816,059	-£854,671	-£1,086,342	-£1,215,048
60% LAR : 40% CIR	20%	-£456,205	-£1,123,236	-£1,130,757	-£1,146,158	-£1,184,658	-£1,415,657	-£1,543,990
60% LAR : 40% CIR	25%	-£821,536	-£1,455,046	-£1,462,548	-£1,477,907	-£1,516,307	-£1,746,704	-£1,874,703
60% LAR : 40% CIR	**30%**	**-£1,188,506**	**-£1,788,484**	**-£1,795,969**	**-£1,811,293**	**-£1,849,603**	**-£2,079,467**	**-£2,207,169**
60% LAR : 40% CIR	35%	-£1,557,101	-£2,123,536	-£2,131,006	-£2,146,299	-£2,184,533	-£2,413,929	-£2,541,373
60% LAR : 40% CIR	40%	-£1,927,305	-£2,460,186	-£2,467,643	-£2,482,910	-£2,521,077	-£2,750,075	-£2,877,297
60% LAR : 40% CIR	45%	-£2,299,102	-£2,798,419	-£2,805,866	-£2,821,111	-£2,859,221	-£3,087,888	-£3,214,924
60% LAR : 40% CIR	50%	-£2,672,477	-£3,138,218	-£3,145,658	-£3,160,886	-£3,198,951	-£3,427,350	-£3,554,238

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,521,739	£1,720,735	£1,713,112	£1,697,506	£1,658,488	£1,424,384	£1,294,326
60% LAR : 40% CIR	5%	£2,163,125	£1,395,597	£1,388,004	£1,372,455	£1,333,585	£1,100,362	£970,795
60% LAR : 40% CIR	10%	£1,802,808	£1,068,767	£1,061,201	£1,045,707	£1,006,971	£774,560	£645,443
60% LAR : 40% CIR	15%	£1,440,805	£740,263	£732,720	£717,276	£678,664	£446,993	£318,287
60% LAR : 40% CIR	20%	£1,077,130	£410,098	£402,578	£387,177	£348,677	£117,678	-£10,655
60% LAR : 40% CIR	25%	£711,799	£78,289	£70,787	£55,427	£17,028	-£213,369	-£341,368
60% LAR : 40% CIR	**30%**	**£344,829**	**-£255,150**	**-£262,634**	**-£277,959**	**-£316,268**	**-£546,132**	**-£673,835**
60% LAR : 40% CIR	35%	-£23,766	-£590,201	-£597,671	-£612,964	-£651,198	-£880,594	-£1,008,038
60% LAR : 40% CIR	40%	-£393,970	-£926,851	-£934,309	-£949,575	-£987,742	-£1,216,740	-£1,343,962
60% LAR : 40% CIR	45%	-£765,767	-£1,265,085	-£1,272,532	-£1,287,776	-£1,325,887	-£1,554,553	-£1,681,589
60% LAR : 40% CIR	50%	-£1,139,143	-£1,604,884	-£1,612,323	-£1,627,551	-£1,665,617	-£1,894,015	-£2,020,903

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,157,082	£2,356,078	£2,348,455	£2,332,849	£2,293,832	£2,059,727	£1,929,669
60% LAR : 40% CIR	5%	£2,798,468	£2,030,940	£2,023,347	£2,007,798	£1,968,928	£1,735,706	£1,606,138
60% LAR : 40% CIR	10%	£2,438,151	£1,704,110	£1,696,544	£1,681,050	£1,642,314	£1,409,903	£1,280,786
60% LAR : 40% CIR	15%	£2,076,148	£1,375,606	£1,368,063	£1,352,619	£1,314,007	£1,082,336	£953,630
60% LAR : 40% CIR	20%	£1,712,473	£1,045,441	£1,037,921	£1,022,520	£984,020	£753,021	£624,688
60% LAR : 40% CIR	25%	£1,347,142	£713,632	£706,130	£690,771	£652,371	£421,974	£293,975
60% LAR : 40% CIR	**30%**	**£980,172**	**£380,193**	**£372,709**	**£357,384**	**£319,075**	**£89,211**	**-£38,491**
60% LAR : 40% CIR	35%	£611,577	£45,142	£37,672	£22,379	-£15,855	-£245,251	-£372,695
60% LAR : 40% CIR	40%	£241,373	-£291,508	-£298,966	-£314,232	-£352,399	-£581,397	-£708,619
60% LAR : 40% CIR	45%	-£130,424	-£629,741	-£637,188	-£652,433	-£690,544	-£919,210	-£1,046,246
60% LAR : 40% CIR	50%	-£503,799	-£969,540	-£976,980	-£992,208	-£1,030,274	-£1,258,672	-£1,385,560

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,908,118	£3,107,114	£3,099,491	£3,083,884	£3,044,867	£2,810,763	£2,680,705
60% LAR : 40% CIR	5%	£3,549,504	£2,781,976	£2,774,383	£2,758,834	£2,719,964	£2,486,741	£2,357,174
60% LAR : 40% CIR	10%	£3,189,187	£2,455,146	£2,447,580	£2,432,086	£2,393,350	£2,160,939	£2,031,822
60% LAR : 40% CIR	15%	£2,827,184	£2,126,642	£2,119,099	£2,103,655	£2,065,043	£1,833,372	£1,704,666
60% LAR : 40% CIR	20%	£2,463,509	£1,796,477	£1,788,957	£1,773,556	£1,735,056	£1,504,057	£1,375,724
60% LAR : 40% CIR	25%	£2,098,178	£1,464,668	£1,457,166	£1,441,806	£1,403,407	£1,173,010	£1,045,011
60% LAR : 40% CIR	**30%**	**£1,731,208**	**£1,131,229**	**£1,123,745**	**£1,108,420**	**£1,070,110**	**£840,247**	**£712,544**
60% LAR : 40% CIR	35%	£1,362,613	£796,177	£788,708	£773,415	£735,181	£505,785	£378,341
60% LAR : 40% CIR	40%	£992,409	£459,528	£452,070	£436,804	£398,637	£169,638	£42,417
60% LAR : 40% CIR	45%	£620,612	£121,294	£113,847	£98,603	£60,492	-£168,174	-£295,210
60% LAR : 40% CIR	50%	£247,236	-£218,505	-£225,944	-£241,172	-£279,238	-£507,636	-£634,524

LB Camden
Local Plan Viability Testing 2025

Resi 7 - 18 Flats	

Value Area	**Zone B - £1,300 psf**

No Units	**18**
Site Area	**0.04 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£5,104,837	£4,297,181	£4,289,558	£4,273,952	£4,234,934	£4,000,830	£3,870,772
60% LAR : 40% CIR	5%	£4,725,421	£3,951,573	£3,943,979	£3,928,431	£3,889,561	£3,656,339	£3,526,771
60% LAR : 40% CIR	10%	£4,344,302	£3,604,273	£3,596,707	£3,581,213	£3,542,478	£3,310,066	£3,180,949
60% LAR : 40% CIR	15%	£3,961,496	£3,255,299	£3,247,756	£3,232,312	£3,193,700	£2,962,029	£2,833,324
60% LAR : 40% CIR	20%	£3,577,019	£2,904,665	£2,897,143	£2,881,744	£2,843,244	£2,612,244	£2,483,911
60% LAR : 40% CIR	25%	£3,190,886	£2,552,385	£2,544,884	£2,529,524	£2,491,124	£2,260,727	£2,132,728
60% LAR : 40% CIR	**30%**	**£2,803,112**	**£2,198,477**	**£2,190,992**	**£2,175,668**	**£2,137,357**	**£1,907,495**	**£1,779,792**
60% LAR : 40% CIR	35%	£2,413,715	£1,842,955	£1,835,485	£1,820,192	£1,781,960	£1,552,562	£1,425,119
60% LAR : 40% CIR	40%	£2,022,708	£1,485,835	£1,478,378	£1,463,111	£1,424,945	£1,195,947	£1,068,725
60% LAR : 40% CIR	45%	£1,630,108	£1,127,133	£1,119,685	£1,104,440	£1,066,330	£837,665	£710,629
60% LAR : 40% CIR	50%	£1,235,931	£766,864	£759,423	£744,196	£706,131	£477,732	£350,844

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,404,454	£596,798	£589,175	£573,569	£534,550	£300,447	£170,389
60% LAR : 40% CIR	5%	£1,025,038	£251,190	£243,596	£228,048	£189,177	-£44,044	-£173,612
60% LAR : 40% CIR	10%	£643,919	-£96,110	-£103,677	-£119,170	-£157,906	-£390,317	-£519,434
60% LAR : 40% CIR	15%	£261,113	-£445,084	-£452,627	-£468,071	-£506,683	-£738,354	-£867,059
60% LAR : 40% CIR	20%	-£123,364	-£795,718	-£803,240	-£818,639	-£857,139	-£1,088,139	-£1,216,472
60% LAR : 40% CIR	25%	-£509,497	-£1,147,998	-£1,155,499	-£1,170,860	-£1,209,259	-£1,439,656	-£1,567,655
60% LAR : 40% CIR	**30%**	**-£897,271**	**-£1,501,906**	**-£1,509,391**	**-£1,524,715**	**-£1,563,026**	**-£1,792,889**	**-£1,920,591**
60% LAR : 40% CIR	35%	-£1,286,668	-£1,857,428	-£1,864,898	-£1,880,191	-£1,918,424	-£2,147,821	-£2,275,265
60% LAR : 40% CIR	40%	-£1,677,675	-£2,214,548	-£2,222,005	-£2,237,272	-£2,275,438	-£2,504,437	-£2,631,658
60% LAR : 40% CIR	45%	-£2,070,275	-£2,573,250	-£2,580,698	-£2,595,943	-£2,634,053	-£2,862,718	-£2,989,754
60% LAR : 40% CIR	50%	-£2,464,452	-£2,933,520	-£2,940,960	-£2,956,187	-£2,994,253	-£3,222,651	-£3,349,539

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,937,789	£2,130,132	£2,122,510	£2,106,903	£2,067,885	£1,833,782	£1,703,724
60% LAR : 40% CIR	5%	£2,558,372	£1,784,524	£1,776,931	£1,761,382	£1,722,512	£1,489,291	£1,359,722
60% LAR : 40% CIR	10%	£2,177,253	£1,437,225	£1,429,658	£1,414,165	£1,375,429	£1,143,018	£1,013,901
60% LAR : 40% CIR	15%	£1,794,448	£1,088,251	£1,080,708	£1,065,263	£1,026,651	£794,981	£666,275
60% LAR : 40% CIR	20%	£1,409,970	£737,616	£730,095	£714,695	£676,195	£445,196	£316,862
60% LAR : 40% CIR	25%	£1,023,838	£385,337	£377,836	£362,475	£324,076	£93,678	-£34,320
60% LAR : 40% CIR	**30%**	**£636,064**	**£31,429**	**£23,944**	**£8,620**	**-£29,691**	**-£259,554**	**-£387,256**
60% LAR : 40% CIR	35%	£246,666	-£324,093	-£331,563	-£346,856	-£385,089	-£614,486	-£741,930
60% LAR : 40% CIR	40%	-£144,341	-£681,213	-£688,670	-£703,938	-£742,104	-£971,102	-£1,098,323
60% LAR : 40% CIR	45%	-£536,940	-£1,039,915	-£1,047,363	-£1,062,608	-£1,100,719	-£1,329,384	-£1,456,420
60% LAR : 40% CIR	50%	-£931,118	-£1,400,185	-£1,407,626	-£1,422,852	-£1,460,918	-£1,689,316	-£1,816,204

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,573,132	£2,765,475	£2,757,853	£2,742,246	£2,703,228	£2,469,125	£2,339,067
60% LAR : 40% CIR	5%	£3,193,716	£2,419,867	£2,412,274	£2,396,726	£2,357,855	£2,124,634	£1,995,066
60% LAR : 40% CIR	10%	£2,812,597	£2,072,568	£2,065,001	£2,049,508	£2,010,772	£1,778,361	£1,649,244
60% LAR : 40% CIR	15%	£2,429,791	£1,723,594	£1,716,051	£1,700,606	£1,661,995	£1,430,324	£1,301,618
60% LAR : 40% CIR	20%	£2,045,313	£1,372,960	£1,365,438	£1,350,038	£1,311,539	£1,080,539	£952,205
60% LAR : 40% CIR	25%	£1,659,181	£1,020,680	£1,013,179	£997,818	£959,419	£729,022	£601,023
60% LAR : 40% CIR	**30%**	**£1,271,407**	**£666,772**	**£659,287**	**£643,963**	**£605,652**	**£375,789**	**£248,087**
60% LAR : 40% CIR	35%	£882,010	£311,250	£303,780	£288,487	£250,254	£20,857	-£106,587
60% LAR : 40% CIR	40%	£491,003	-£45,870	-£53,327	-£68,594	-£106,760	-£335,759	-£462,980
60% LAR : 40% CIR	45%	£98,403	-£404,572	-£412,020	-£427,265	-£465,375	-£694,041	-£821,077
60% LAR : 40% CIR	50%	-£295,774	-£764,842	-£772,282	-£787,509	-£825,575	-£1,053,973	-£1,180,861

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,324,168	£3,516,511	£3,508,889	£3,493,282	£3,454,264	£3,220,161	£3,090,103
60% LAR : 40% CIR	5%	£3,944,751	£3,170,903	£3,163,310	£3,147,761	£3,108,891	£2,875,670	£2,746,101
60% LAR : 40% CIR	10%	£3,563,632	£2,823,604	£2,816,037	£2,800,544	£2,761,808	£2,529,397	£2,400,280
60% LAR : 40% CIR	15%	£3,180,826	£2,474,630	£2,467,087	£2,451,642	£2,413,030	£2,181,360	£2,052,654
60% LAR : 40% CIR	20%	£2,796,349	£2,123,995	£2,116,474	£2,101,074	£2,062,574	£1,831,575	£1,703,241
60% LAR : 40% CIR	25%	£2,410,216	£1,771,715	£1,764,215	£1,748,854	£1,710,455	£1,480,057	£1,352,059
60% LAR : 40% CIR	**30%**	**£2,022,443**	**£1,417,808**	**£1,410,323**	**£1,394,999**	**£1,356,688**	**£1,126,825**	**£999,123**
60% LAR : 40% CIR	35%	£1,633,045	£1,062,285	£1,054,816	£1,039,523	£1,001,290	£771,893	£644,449
60% LAR : 40% CIR	40%	£1,242,038	£705,166	£697,709	£682,441	£644,275	£415,277	£288,056
60% LAR : 40% CIR	45%	£849,439	£346,464	£339,016	£323,771	£285,660	£56,995	-£70,041
60% LAR : 40% CIR	50%	£455,261	-£13,806	-£21,247	-£36,473	-£74,539	-£302,937	-£429,825

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats	
No Units	**20**
Site Area	**0.1 Ha**

Value Area	**Zone B - £900 psf**	
Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,667,061	£792,837	£784,367	£767,009	£723,611	£463,229	£318,573
60% LAR : 40% CIR	5%	£1,432,802	£595,200	£586,763	£569,473	£526,248	£266,900	£122,816
60% LAR : 40% CIR	10%	£1,196,577	£395,612	£387,204	£369,978	£326,912	£68,518	-£78,762
60% LAR : 40% CIR	15%	£958,406	£194,091	£185,709	£168,542	£125,622	-£139,175	-£291,175
60% LAR : 40% CIR	20%	£718,307	-£9,487	-£18,089	-£36,032	-£81,490	-£354,241	-£505,768
60% LAR : 40% CIR	25%	£476,300	-£227,122	-£235,978	-£254,110	-£299,440	-£571,423	-£722,525
60% LAR : 40% CIR	30%	£232,404	-£447,267	-£456,102	-£474,189	-£519,405	-£790,700	-£941,421
60% LAR : 40% CIR	35%	-£13,614	-£669,384	-£678,202	-£696,249	-£741,363	-£1,012,051	-£1,162,434
60% LAR : 40% CIR	40%	-£276,303	-£893,453	-£902,258	-£920,269	-£965,295	-£1,235,455	-£1,385,545
60% LAR : 40% CIR	45%	-£541,327	-£1,119,456	-£1,128,248	-£1,146,229	-£1,191,181	-£1,460,890	-£1,610,730
60% LAR : 40% CIR	50%	-£808,279	-£1,347,370	-£1,356,153	-£1,374,109	-£1,418,999	-£1,688,336	-£1,837,967

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,097,839	-£8,972,063	-£8,980,533	-£8,997,891	-£9,041,289	-£9,301,671	-£9,446,327
60% LAR : 40% CIR	5%	-£8,332,098	-£9,169,700	-£9,178,137	-£9,195,427	-£9,238,652	-£9,498,000	-£9,642,084
60% LAR : 40% CIR	10%	-£8,568,323	-£9,369,288	-£9,377,696	-£9,394,922	-£9,437,988	-£9,696,382	-£9,843,662
60% LAR : 40% CIR	15%	-£8,806,494	-£9,570,809	-£9,579,191	-£9,596,358	-£9,639,278	-£9,904,075	-£10,056,075
60% LAR : 40% CIR	20%	-£9,046,593	-£9,774,387	-£9,782,989	-£9,800,932	-£9,846,390	-£10,119,141	-£10,270,668
60% LAR : 40% CIR	25%	-£9,288,600	-£9,992,022	-£10,000,878	-£10,019,010	-£10,064,340	-£10,336,323	-£10,487,425
60% LAR : 40% CIR	30%	-£9,532,496	-£10,212,167	-£10,221,002	-£10,239,089	-£10,284,305	-£10,555,600	-£10,706,321
60% LAR : 40% CIR	35%	-£9,778,514	-£10,434,284	-£10,443,102	-£10,461,149	-£10,506,263	-£10,776,951	-£10,927,334
60% LAR : 40% CIR	40%	-£10,041,203	-£10,658,353	-£10,667,158	-£10,685,169	-£10,730,195	-£11,000,355	-£11,150,445
60% LAR : 40% CIR	45%	-£10,306,227	-£10,884,356	-£10,893,148	-£10,911,129	-£10,956,081	-£11,225,790	-£11,375,630
60% LAR : 40% CIR	50%	-£10,573,179	-£11,112,270	-£11,121,053	-£11,139,009	-£11,183,899	-£11,453,236	-£11,602,867

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,051,539	-£4,925,763	-£4,934,233	-£4,951,591	-£4,994,989	-£5,255,371	-£5,400,027
60% LAR : 40% CIR	5%	-£4,285,798	-£5,123,400	-£5,131,837	-£5,149,127	-£5,192,352	-£5,451,700	-£5,595,784
60% LAR : 40% CIR	10%	-£4,522,023	-£5,322,988	-£5,331,396	-£5,348,622	-£5,391,688	-£5,650,082	-£5,797,362
60% LAR : 40% CIR	15%	-£4,760,194	-£5,524,509	-£5,532,891	-£5,550,058	-£5,592,978	-£5,857,775	-£6,009,775
60% LAR : 40% CIR	20%	-£5,000,293	-£5,728,087	-£5,736,689	-£5,754,632	-£5,800,090	-£6,072,841	-£6,224,368
60% LAR : 40% CIR	25%	-£5,242,300	-£5,945,722	-£5,954,578	-£5,972,710	-£6,018,040	-£6,290,023	-£6,441,125
60% LAR : 40% CIR	30%	-£5,486,196	-£6,165,867	-£6,174,702	-£6,192,789	-£6,238,005	-£6,509,300	-£6,660,021
60% LAR : 40% CIR	35%	-£5,732,214	-£6,387,984	-£6,396,802	-£6,414,849	-£6,459,963	-£6,730,651	-£6,881,034
60% LAR : 40% CIR	40%	-£5,994,903	-£6,612,053	-£6,620,858	-£6,638,869	-£6,683,895	-£6,954,055	-£7,104,145
60% LAR : 40% CIR	45%	-£6,259,927	-£6,838,056	-£6,846,848	-£6,864,829	-£6,909,781	-£7,179,490	-£7,329,330
60% LAR : 40% CIR	50%	-£6,526,879	-£7,065,970	-£7,074,753	-£7,092,709	-£7,137,599	-£7,406,936	-£7,556,567

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,374,939	-£3,249,163	-£3,257,633	-£3,274,991	-£3,318,389	-£3,578,771	-£3,723,427
60% LAR : 40% CIR	5%	-£2,609,198	-£3,446,800	-£3,455,237	-£3,472,527	-£3,515,752	-£3,775,100	-£3,919,184
60% LAR : 40% CIR	10%	-£2,845,423	-£3,646,388	-£3,654,796	-£3,672,022	-£3,715,088	-£3,973,482	-£4,120,762
60% LAR : 40% CIR	15%	-£3,083,594	-£3,847,909	-£3,856,291	-£3,873,458	-£3,916,378	-£4,181,175	-£4,333,175
60% LAR : 40% CIR	20%	-£3,323,693	-£4,051,487	-£4,060,089	-£4,078,032	-£4,123,490	-£4,396,241	-£4,547,768
60% LAR : 40% CIR	25%	-£3,565,700	-£4,269,122	-£4,277,978	-£4,296,110	-£4,341,440	-£4,613,423	-£4,764,525
60% LAR : 40% CIR	30%	-£3,809,596	-£4,489,267	-£4,498,102	-£4,516,189	-£4,561,405	-£4,832,700	-£4,983,421
60% LAR : 40% CIR	35%	-£4,055,614	-£4,711,384	-£4,720,202	-£4,738,249	-£4,783,363	-£5,054,051	-£5,204,434
60% LAR : 40% CIR	40%	-£4,318,303	-£4,935,453	-£4,944,258	-£4,962,269	-£5,007,295	-£5,277,455	-£5,427,545
60% LAR : 40% CIR	45%	-£4,583,327	-£5,161,456	-£5,170,248	-£5,188,229	-£5,233,181	-£5,502,890	-£5,652,730
60% LAR : 40% CIR	50%	-£4,850,279	-£5,389,370	-£5,398,153	-£5,416,109	-£5,460,999	-£5,730,336	-£5,879,967

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£393,039	-£1,267,263	-£1,275,733	-£1,293,091	-£1,336,489	-£1,596,871	-£1,741,527
60% LAR : 40% CIR	5%	-£627,298	-£1,464,900	-£1,473,337	-£1,490,627	-£1,533,852	-£1,793,200	-£1,937,284
60% LAR : 40% CIR	10%	-£863,523	-£1,664,488	-£1,672,896	-£1,690,122	-£1,733,188	-£1,991,582	-£2,138,862
60% LAR : 40% CIR	15%	-£1,101,694	-£1,866,009	-£1,874,391	-£1,891,558	-£1,934,478	-£2,199,275	-£2,351,275
60% LAR : 40% CIR	20%	-£1,341,793	-£2,069,587	-£2,078,189	-£2,096,132	-£2,141,590	-£2,414,341	-£2,565,868
60% LAR : 40% CIR	25%	-£1,583,800	-£2,287,222	-£2,296,078	-£2,314,210	-£2,359,540	-£2,631,523	-£2,782,625
60% LAR : 40% CIR	30%	-£1,827,696	-£2,507,367	-£2,516,202	-£2,534,289	-£2,579,505	-£2,850,800	-£3,001,521
60% LAR : 40% CIR	35%	-£2,073,714	-£2,729,484	-£2,738,302	-£2,756,349	-£2,801,463	-£3,072,151	-£3,222,534
60% LAR : 40% CIR	40%	-£2,336,403	-£2,953,553	-£2,962,358	-£2,980,369	-£3,025,395	-£3,295,555	-£3,445,645
60% LAR : 40% CIR	45%	-£2,601,427	-£3,179,556	-£3,188,348	-£3,206,329	-£3,251,281	-£3,520,990	-£3,670,830
60% LAR : 40% CIR	50%	-£2,868,379	-£3,407,470	-£3,416,253	-£3,434,209	-£3,479,099	-£3,748,436	-£3,898,067

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		Value Area	Zone B - £950 psf

No Units	20
Site Area	0.1 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,129,339	£1,247,723	£1,239,253	£1,221,895	£1,178,497	£918,115	£773,458
60% LAR : 40% CIR	5%	£1,871,966	£1,027,343	£1,018,905	£1,001,615	£958,391	£699,041	£554,958
60% LAR : 40% CIR	10%	£1,612,627	£805,009	£796,602	£779,376	£736,310	£477,915	£334,362
60% LAR : 40% CIR	15%	£1,351,342	£580,744	£572,363	£555,195	£512,276	£254,757	£111,691
60% LAR : 40% CIR	20%	£1,088,130	£354,564	£346,207	£329,093	£286,307	£29,587	-£119,136
60% LAR : 40% CIR	25%	£823,009	£126,490	£118,154	£101,088	£58,422	-£208,954	-£360,056
60% LAR : 40% CIR	30%	£555,999	-£108,963	-£117,798	-£135,885	-£181,101	-£452,397	-£603,117
60% LAR : 40% CIR	35%	£287,118	-£355,245	-£364,063	-£382,109	-£427,224	-£697,912	-£848,295
60% LAR : 40% CIR	40%	£16,388	-£603,479	-£612,283	-£630,294	-£675,321	-£945,480	-£1,095,570
60% LAR : 40% CIR	45%	-£271,198	-£853,646	-£862,438	-£880,418	-£925,371	-£1,195,080	-£1,344,920
60% LAR : 40% CIR	50%	-£562,706	-£1,105,725	-£1,114,508	-£1,132,464	-£1,177,353	-£1,446,690	-£1,596,322

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,635,561	-£8,517,177	-£8,525,647	-£8,543,005	-£8,586,403	-£8,846,785	-£8,991,442
60% LAR : 40% CIR	5%	-£7,892,934	-£8,737,557	-£8,745,995	-£8,763,285	-£8,806,509	-£9,065,859	-£9,209,942
60% LAR : 40% CIR	10%	-£8,152,273	-£8,959,891	-£8,968,298	-£8,985,524	-£9,028,590	-£9,286,985	-£9,430,538
60% LAR : 40% CIR	15%	-£8,413,558	-£9,184,156	-£9,192,537	-£9,209,705	-£9,252,624	-£9,510,143	-£9,653,209
60% LAR : 40% CIR	20%	-£8,676,770	-£9,410,336	-£9,418,693	-£9,435,807	-£9,478,593	-£9,735,313	-£9,884,036
60% LAR : 40% CIR	25%	-£8,941,891	-£9,638,410	-£9,646,746	-£9,663,812	-£9,706,478	-£9,973,854	-£10,124,956
60% LAR : 40% CIR	30%	-£9,208,901	-£9,873,863	-£9,882,698	-£9,900,785	-£9,946,001	-£10,217,297	-£10,368,017
60% LAR : 40% CIR	35%	-£9,477,782	-£10,120,145	-£10,128,963	-£10,147,009	-£10,192,124	-£10,462,812	-£10,613,195
60% LAR : 40% CIR	40%	-£9,748,512	-£10,368,379	-£10,377,183	-£10,395,194	-£10,440,221	-£10,710,380	-£10,860,470
60% LAR : 40% CIR	45%	-£10,036,098	-£10,618,546	-£10,627,338	-£10,645,318	-£10,690,271	-£10,959,980	-£11,109,820
60% LAR : 40% CIR	50%	-£10,327,606	-£10,870,625	-£10,879,408	-£10,897,364	-£10,942,253	-£11,211,590	-£11,361,222

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,589,261	-£4,470,877	-£4,479,347	-£4,496,705	-£4,540,103	-£4,800,485	-£4,945,142
60% LAR : 40% CIR	5%	-£3,846,634	-£4,691,257	-£4,699,695	-£4,716,985	-£4,760,209	-£5,019,559	-£5,163,642
60% LAR : 40% CIR	10%	-£4,105,973	-£4,913,591	-£4,921,998	-£4,939,224	-£4,982,290	-£5,240,685	-£5,384,238
60% LAR : 40% CIR	15%	-£4,367,258	-£5,137,856	-£5,146,237	-£5,163,405	-£5,206,324	-£5,463,843	-£5,606,909
60% LAR : 40% CIR	20%	-£4,630,470	-£5,364,036	-£5,372,393	-£5,389,507	-£5,432,293	-£5,689,013	-£5,837,736
60% LAR : 40% CIR	25%	-£4,895,591	-£5,592,110	-£5,600,446	-£5,617,512	-£5,660,178	-£5,927,554	-£6,078,656
60% LAR : 40% CIR	30%	-£5,162,601	-£5,827,563	-£5,836,398	-£5,854,485	-£5,899,701	-£6,170,997	-£6,321,717
60% LAR : 40% CIR	35%	-£5,431,482	-£6,073,845	-£6,082,663	-£6,100,709	-£6,145,824	-£6,416,512	-£6,566,895
60% LAR : 40% CIR	40%	-£5,702,212	-£6,322,079	-£6,330,883	-£6,348,894	-£6,393,921	-£6,664,080	-£6,814,170
60% LAR : 40% CIR	45%	-£5,989,798	-£6,572,246	-£6,581,038	-£6,599,018	-£6,643,971	-£6,913,680	-£7,063,520
60% LAR : 40% CIR	50%	-£6,281,306	-£6,824,325	-£6,833,108	-£6,851,064	-£6,895,953	-£7,165,290	-£7,314,922

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,912,661	-£2,794,277	-£2,802,747	-£2,820,105	-£2,863,503	-£3,123,885	-£3,268,542
60% LAR : 40% CIR	5%	-£2,170,034	-£3,014,657	-£3,023,095	-£3,040,385	-£3,083,609	-£3,342,959	-£3,487,042
60% LAR : 40% CIR	10%	-£2,429,373	-£3,236,991	-£3,245,398	-£3,262,624	-£3,305,690	-£3,564,085	-£3,707,638
60% LAR : 40% CIR	15%	-£2,690,658	-£3,461,256	-£3,469,637	-£3,486,805	-£3,529,724	-£3,787,243	-£3,930,309
60% LAR : 40% CIR	20%	-£2,953,870	-£3,687,436	-£3,695,793	-£3,712,907	-£3,755,693	-£4,012,413	-£4,161,136
60% LAR : 40% CIR	25%	-£3,218,991	-£3,915,510	-£3,923,846	-£3,940,912	-£3,983,578	-£4,250,954	-£4,402,056
60% LAR : 40% CIR	30%	-£3,486,001	-£4,150,963	-£4,159,798	-£4,177,885	-£4,223,101	-£4,494,397	-£4,645,117
60% LAR : 40% CIR	35%	-£3,754,882	-£4,397,245	-£4,406,063	-£4,424,109	-£4,469,224	-£4,739,912	-£4,890,295
60% LAR : 40% CIR	40%	-£4,025,612	-£4,645,479	-£4,654,283	-£4,672,294	-£4,717,321	-£4,987,480	-£5,137,570
60% LAR : 40% CIR	45%	-£4,313,198	-£4,895,646	-£4,904,438	-£4,922,418	-£4,967,371	-£5,237,080	-£5,386,920
60% LAR : 40% CIR	50%	-£4,604,706	-£5,147,725	-£5,156,508	-£5,174,464	-£5,219,353	-£5,488,690	-£5,638,322

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£69,239	-£812,377	-£820,847	-£838,205	-£881,603	-£1,141,985	-£1,286,642
60% LAR : 40% CIR	5%	-£188,134	-£1,032,757	-£1,041,195	-£1,058,485	-£1,101,709	-£1,361,059	-£1,505,142
60% LAR : 40% CIR	10%	-£447,473	-£1,255,091	-£1,263,498	-£1,280,724	-£1,323,790	-£1,582,185	-£1,725,738
60% LAR : 40% CIR	15%	-£708,758	-£1,479,356	-£1,487,737	-£1,504,905	-£1,547,824	-£1,805,343	-£1,948,409
60% LAR : 40% CIR	20%	-£971,970	-£1,705,536	-£1,713,893	-£1,731,007	-£1,773,793	-£2,030,513	-£2,179,236
60% LAR : 40% CIR	25%	-£1,237,091	-£1,933,610	-£1,941,946	-£1,959,012	-£2,001,678	-£2,269,054	-£2,420,156
60% LAR : 40% CIR	30%	-£1,504,101	-£2,169,063	-£2,177,898	-£2,195,985	-£2,241,201	-£2,512,497	-£2,663,217
60% LAR : 40% CIR	35%	-£1,772,982	-£2,415,345	-£2,424,163	-£2,442,209	-£2,487,324	-£2,758,012	-£2,908,395
60% LAR : 40% CIR	40%	-£2,043,712	-£2,663,579	-£2,672,383	-£2,690,394	-£2,735,421	-£3,005,580	-£3,155,670
60% LAR : 40% CIR	45%	-£2,331,298	-£2,913,746	-£2,922,538	-£2,940,518	-£2,985,471	-£3,255,180	-£3,405,020
60% LAR : 40% CIR	50%	-£2,622,806	-£3,165,825	-£3,174,608	-£3,192,564	-£3,237,453	-£3,506,790	-£3,656,422

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		**Value Area**	**Zone B - £1,000 psf**

No Units	**20**
Site Area	**0.1 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,591,617	£1,702,609	£1,694,139	£1,676,781	£1,633,384	£1,373,002	£1,228,344
60% LAR : 40% CIR	5%	£2,311,131	£1,459,484	£1,451,047	£1,433,757	£1,390,532	£1,131,183	£987,100
60% LAR : 40% CIR	10%	£2,028,678	£1,214,407	£1,206,000	£1,188,772	£1,145,708	£887,312	£743,760
60% LAR : 40% CIR	15%	£1,744,279	£967,397	£959,016	£941,848	£898,929	£641,410	£498,344
60% LAR : 40% CIR	20%	£1,457,953	£718,473	£710,117	£693,002	£650,215	£393,496	£250,874
60% LAR : 40% CIR	25%	£1,169,718	£467,654	£459,319	£442,253	£399,587	£143,590	£1,369
60% LAR : 40% CIR	30%	£879,594	£214,960	£206,644	£189,620	£147,062	-£114,093	-£264,813
60% LAR : 40% CIR	35%	£587,600	-£41,106	-£49,924	-£67,970	-£113,085	-£383,773	-£534,156
60% LAR : 40% CIR	40%	£293,754	-£313,504	-£322,309	-£340,319	-£385,346	-£655,506	-£805,596
60% LAR : 40% CIR	45%	-£1,951	-£587,836	-£596,628	-£614,608	-£659,561	-£929,270	-£1,079,110
60% LAR : 40% CIR	50%	-£317,133	-£864,079	-£872,862	-£890,818	-£935,707	-£1,205,045	-£1,354,677

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,173,283	-£8,062,291	-£8,070,761	-£8,088,119	-£8,131,516	-£8,391,898	-£8,536,556
60% LAR : 40% CIR	5%	-£7,453,769	-£8,305,416	-£8,313,853	-£8,331,143	-£8,374,368	-£8,633,717	-£8,777,800
60% LAR : 40% CIR	10%	-£7,736,222	-£8,550,493	-£8,558,900	-£8,576,128	-£8,619,192	-£8,877,588	-£9,021,140
60% LAR : 40% CIR	15%	-£8,020,621	-£8,797,503	-£8,805,884	-£8,823,052	-£8,865,971	-£9,123,490	-£9,266,556
60% LAR : 40% CIR	20%	-£8,306,947	-£9,046,427	-£9,054,783	-£9,071,898	-£9,114,685	-£9,371,404	-£9,514,026
60% LAR : 40% CIR	25%	-£8,595,182	-£9,297,246	-£9,305,581	-£9,322,647	-£9,365,313	-£9,621,310	-£9,763,531
60% LAR : 40% CIR	30%	-£8,885,306	-£9,549,940	-£9,558,256	-£9,575,280	-£9,617,838	-£9,878,993	-£10,029,713
60% LAR : 40% CIR	35%	-£9,177,300	-£9,806,006	-£9,814,824	-£9,832,870	-£9,877,985	-£10,148,673	-£10,299,056
60% LAR : 40% CIR	40%	-£9,471,146	-£10,078,404	-£10,087,209	-£10,105,219	-£10,150,246	-£10,420,406	-£10,570,496
60% LAR : 40% CIR	45%	-£9,766,851	-£10,352,736	-£10,361,528	-£10,379,508	-£10,424,461	-£10,694,170	-£10,844,010
60% LAR : 40% CIR	50%	-£10,082,033	-£10,628,979	-£10,637,762	-£10,655,718	-£10,700,607	-£10,969,945	-£11,119,577

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,126,983	-£4,015,991	-£4,024,461	-£4,041,819	-£4,085,216	-£4,345,598	-£4,490,256
60% LAR : 40% CIR	5%	-£3,407,469	-£4,259,116	-£4,267,553	-£4,284,843	-£4,328,068	-£4,587,417	-£4,731,500
60% LAR : 40% CIR	10%	-£3,689,922	-£4,504,193	-£4,512,600	-£4,529,828	-£4,572,892	-£4,831,288	-£4,974,840
60% LAR : 40% CIR	15%	-£3,974,321	-£4,751,203	-£4,759,584	-£4,776,752	-£4,819,671	-£5,077,190	-£5,220,256
60% LAR : 40% CIR	20%	-£4,260,647	-£5,000,127	-£5,008,483	-£5,025,598	-£5,068,385	-£5,325,104	-£5,467,726
60% LAR : 40% CIR	25%	-£4,548,882	-£5,250,946	-£5,259,281	-£5,276,347	-£5,319,013	-£5,575,010	-£5,717,231
60% LAR : 40% CIR	30%	-£4,839,006	-£5,503,640	-£5,511,956	-£5,528,980	-£5,571,538	-£5,832,693	-£5,983,413
60% LAR : 40% CIR	35%	-£5,131,000	-£5,759,706	-£5,768,524	-£5,786,570	-£5,831,685	-£6,102,373	-£6,252,756
60% LAR : 40% CIR	40%	-£5,424,846	-£6,032,104	-£6,040,909	-£6,058,919	-£6,103,946	-£6,374,106	-£6,524,196
60% LAR : 40% CIR	45%	-£5,720,551	-£6,306,436	-£6,315,228	-£6,333,208	-£6,378,161	-£6,647,870	-£6,797,710
60% LAR : 40% CIR	50%	-£6,035,733	-£6,582,679	-£6,591,462	-£6,609,418	-£6,654,307	-£6,923,645	-£7,073,277

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,450,383	-£2,339,391	-£2,347,861	-£2,365,219	-£2,408,616	-£2,668,998	-£2,813,656
60% LAR : 40% CIR	5%	-£1,730,869	-£2,582,516	-£2,590,953	-£2,608,243	-£2,651,468	-£2,910,817	-£3,054,900
60% LAR : 40% CIR	10%	-£2,013,322	-£2,827,593	-£2,836,000	-£2,853,228	-£2,896,292	-£3,154,688	-£3,298,240
60% LAR : 40% CIR	15%	-£2,297,721	-£3,074,603	-£3,082,984	-£3,100,152	-£3,143,071	-£3,400,590	-£3,543,656
60% LAR : 40% CIR	20%	-£2,584,047	-£3,323,527	-£3,331,883	-£3,348,998	-£3,391,785	-£3,648,504	-£3,791,126
60% LAR : 40% CIR	25%	-£2,872,282	-£3,574,346	-£3,582,681	-£3,599,747	-£3,642,413	-£3,898,410	-£4,040,631
60% LAR : 40% CIR	30%	-£3,162,406	-£3,827,040	-£3,835,356	-£3,852,380	-£3,894,938	-£4,156,093	-£4,306,813
60% LAR : 40% CIR	35%	-£3,454,400	-£4,083,106	-£4,091,924	-£4,109,970	-£4,155,085	-£4,425,773	-£4,576,156
60% LAR : 40% CIR	40%	-£3,748,246	-£4,355,504	-£4,364,309	-£4,382,319	-£4,427,346	-£4,697,506	-£4,847,596
60% LAR : 40% CIR	45%	-£4,043,951	-£4,629,836	-£4,638,628	-£4,656,608	-£4,701,561	-£4,971,270	-£5,121,110
60% LAR : 40% CIR	50%	-£4,359,133	-£4,906,079	-£4,914,862	-£4,932,818	-£4,977,707	-£5,247,045	-£5,396,677

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£531,517	-£357,491	-£365,961	-£383,319	-£426,716	-£687,098	-£831,756
60% LAR : 40% CIR	5%	£251,031	-£600,616	-£609,053	-£626,343	-£669,568	-£928,917	-£1,073,000
60% LAR : 40% CIR	10%	-£31,422	-£845,693	-£854,100	-£871,328	-£914,392	-£1,172,788	-£1,316,340
60% LAR : 40% CIR	15%	-£315,821	-£1,092,703	-£1,101,084	-£1,118,252	-£1,161,171	-£1,418,690	-£1,561,756
60% LAR : 40% CIR	20%	-£602,147	-£1,341,627	-£1,349,983	-£1,367,098	-£1,409,885	-£1,666,604	-£1,809,226
60% LAR : 40% CIR	25%	-£890,382	-£1,592,446	-£1,600,781	-£1,617,847	-£1,660,513	-£1,916,510	-£2,058,731
60% LAR : 40% CIR	30%	-£1,180,506	-£1,845,140	-£1,853,456	-£1,870,480	-£1,913,038	-£2,174,193	-£2,324,913
60% LAR : 40% CIR	35%	-£1,472,500	-£2,101,206	-£2,110,024	-£2,128,070	-£2,173,185	-£2,443,873	-£2,594,256
60% LAR : 40% CIR	40%	-£1,766,346	-£2,373,604	-£2,382,409	-£2,400,419	-£2,445,446	-£2,715,606	-£2,865,696
60% LAR : 40% CIR	45%	-£2,062,051	-£2,647,936	-£2,656,728	-£2,674,708	-£2,719,661	-£2,989,370	-£3,139,210
60% LAR : 40% CIR	50%	-£2,377,233	-£2,924,179	-£2,932,962	-£2,950,918	-£2,995,807	-£3,265,145	-£3,414,777

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		Value Area	Zone B - £1,050 psf

No Units	20
Site Area	0.1 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,053,895	£2,157,495	£2,149,026	£2,131,667	£2,088,270	£1,827,888	£1,683,231
60% LAR : 40% CIR	5%	£2,750,295	£1,891,626	£1,883,189	£1,865,898	£1,822,674	£1,563,325	£1,419,242
60% LAR : 40% CIR	10%	£2,444,728	£1,623,805	£1,615,396	£1,598,170	£1,555,104	£1,296,710	£1,153,157
60% LAR : 40% CIR	15%	£2,137,215	£1,354,051	£1,345,669	£1,328,502	£1,285,581	£1,028,063	£884,997
60% LAR : 40% CIR	20%	£1,827,775	£1,082,382	£1,074,026	£1,056,910	£1,014,124	£757,405	£614,783
60% LAR : 40% CIR	25%	£1,516,426	£808,819	£800,484	£783,418	£740,751	£484,754	£342,533
60% LAR : 40% CIR	30%	£1,203,188	£533,381	£525,064	£508,041	£465,482	£210,132	£68,270
60% LAR : 40% CIR	35%	£888,080	£256,085	£247,784	£230,800	£188,336	-£69,634	-£220,016
60% LAR : 40% CIR	40%	£571,121	-£23,646	-£32,334	-£50,345	-£95,372	-£365,531	-£515,621
60% LAR : 40% CIR	45%	£252,332	-£322,026	-£330,818	-£348,798	-£393,750	-£663,460	-£813,300
60% LAR : 40% CIR	50%	-£71,562	-£622,433	-£631,217	-£649,172	-£694,062	-£963,399	-£1,113,031

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,711,005	-£7,607,405	-£7,615,874	-£7,633,233	-£7,676,630	-£7,937,012	-£8,081,669
60% LAR : 40% CIR	5%	-£7,014,605	-£7,873,274	-£7,881,711	-£7,899,002	-£7,942,226	-£8,201,575	-£8,345,658
60% LAR : 40% CIR	10%	-£7,320,172	-£8,141,095	-£8,149,504	-£8,166,730	-£8,209,796	-£8,468,190	-£8,611,743
60% LAR : 40% CIR	15%	-£7,627,685	-£8,410,849	-£8,419,231	-£8,436,398	-£8,479,319	-£8,736,837	-£8,879,903
60% LAR : 40% CIR	20%	-£7,937,125	-£8,682,518	-£8,690,874	-£8,707,990	-£8,750,776	-£9,007,495	-£9,150,117
60% LAR : 40% CIR	25%	-£8,248,474	-£8,956,081	-£8,964,416	-£8,981,482	-£9,024,149	-£9,280,146	-£9,422,367
60% LAR : 40% CIR	30%	-£8,561,712	-£9,231,519	-£9,239,836	-£9,256,859	-£9,299,418	-£9,554,768	-£9,696,630
60% LAR : 40% CIR	35%	-£8,876,820	-£9,508,815	-£9,517,116	-£9,534,100	-£9,576,564	-£9,834,534	-£9,984,916
60% LAR : 40% CIR	40%	-£9,193,779	-£9,788,546	-£9,797,234	-£9,815,245	-£9,860,272	-£10,130,431	-£10,280,521
60% LAR : 40% CIR	45%	-£9,512,568	-£10,086,926	-£10,095,718	-£10,113,698	-£10,158,650	-£10,428,360	-£10,578,200
60% LAR : 40% CIR	50%	-£9,836,462	-£10,387,333	-£10,396,117	-£10,414,072	-£10,458,962	-£10,728,299	-£10,877,931

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,664,705	-£3,561,105	-£3,569,574	-£3,586,933	-£3,630,330	-£3,890,712	-£4,035,369
60% LAR : 40% CIR	5%	-£2,968,305	-£3,826,974	-£3,835,411	-£3,852,702	-£3,895,926	-£4,155,275	-£4,299,358
60% LAR : 40% CIR	10%	-£3,273,872	-£4,094,795	-£4,103,204	-£4,120,430	-£4,163,496	-£4,421,890	-£4,565,443
60% LAR : 40% CIR	15%	-£3,581,385	-£4,364,549	-£4,372,931	-£4,390,098	-£4,433,019	-£4,690,537	-£4,833,603
60% LAR : 40% CIR	20%	-£3,890,825	-£4,636,218	-£4,644,574	-£4,661,690	-£4,704,476	-£4,961,195	-£5,103,817
60% LAR : 40% CIR	25%	-£4,202,174	-£4,909,781	-£4,918,116	-£4,935,182	-£4,977,849	-£5,233,846	-£5,376,067
60% LAR : 40% CIR	30%	-£4,515,412	-£5,185,219	-£5,193,536	-£5,210,559	-£5,253,118	-£5,508,468	-£5,650,330
60% LAR : 40% CIR	35%	-£4,830,520	-£5,462,515	-£5,470,816	-£5,487,800	-£5,530,264	-£5,788,234	-£5,938,616
60% LAR : 40% CIR	40%	-£5,147,479	-£5,742,246	-£5,750,934	-£5,768,945	-£5,813,972	-£6,084,131	-£6,234,221
60% LAR : 40% CIR	45%	-£5,466,268	-£6,040,626	-£6,049,418	-£6,067,398	-£6,112,350	-£6,382,060	-£6,531,900
60% LAR : 40% CIR	50%	-£5,790,162	-£6,341,033	-£6,349,817	-£6,367,772	-£6,412,662	-£6,681,999	-£6,831,631

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£988,105	-£1,884,505	-£1,892,974	-£1,910,333	-£1,953,730	-£2,214,112	-£2,358,769
60% LAR : 40% CIR	5%	-£1,291,705	-£2,150,374	-£2,158,811	-£2,176,102	-£2,219,326	-£2,478,675	-£2,622,758
60% LAR : 40% CIR	10%	-£1,597,272	-£2,418,195	-£2,426,604	-£2,443,830	-£2,486,896	-£2,745,290	-£2,888,843
60% LAR : 40% CIR	15%	-£1,904,785	-£2,687,949	-£2,696,331	-£2,713,498	-£2,756,419	-£3,013,937	-£3,157,003
60% LAR : 40% CIR	20%	-£2,214,225	-£2,959,618	-£2,967,974	-£2,985,090	-£3,027,876	-£3,284,595	-£3,427,217
60% LAR : 40% CIR	25%	-£2,525,574	-£3,233,181	-£3,241,516	-£3,258,582	-£3,301,249	-£3,557,246	-£3,699,467
60% LAR : 40% CIR	30%	-£2,838,812	-£3,508,619	-£3,516,936	-£3,533,959	-£3,576,518	-£3,831,868	-£3,973,730
60% LAR : 40% CIR	35%	-£3,153,920	-£3,785,915	-£3,794,216	-£3,811,200	-£3,853,664	-£4,111,634	-£4,262,016
60% LAR : 40% CIR	40%	-£3,470,879	-£4,065,646	-£4,074,334	-£4,092,345	-£4,137,372	-£4,407,531	-£4,557,621
60% LAR : 40% CIR	45%	-£3,789,668	-£4,364,026	-£4,372,818	-£4,390,798	-£4,435,750	-£4,705,460	-£4,855,300
60% LAR : 40% CIR	50%	-£4,113,562	-£4,664,433	-£4,673,217	-£4,691,172	-£4,736,062	-£5,005,399	-£5,155,031

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£993,795	£97,395	£88,926	£71,567	£28,170	-£232,212	-£376,869
60% LAR : 40% CIR	5%	£690,195	-£168,474	-£176,911	-£194,202	-£237,426	-£496,775	-£640,858
60% LAR : 40% CIR	10%	£384,628	-£436,295	-£444,704	-£461,930	-£504,996	-£763,390	-£906,943
60% LAR : 40% CIR	15%	£77,115	-£706,049	-£714,431	-£731,598	-£774,519	-£1,032,037	-£1,175,103
60% LAR : 40% CIR	20%	-£232,325	-£977,718	-£986,074	-£1,003,190	-£1,045,976	-£1,302,695	-£1,445,317
60% LAR : 40% CIR	25%	-£543,674	-£1,251,281	-£1,259,616	-£1,276,682	-£1,319,349	-£1,575,346	-£1,717,567
60% LAR : 40% CIR	30%	-£856,912	-£1,526,719	-£1,535,036	-£1,552,059	-£1,594,618	-£1,849,968	-£1,991,830
60% LAR : 40% CIR	35%	-£1,172,020	-£1,804,015	-£1,812,316	-£1,829,300	-£1,871,764	-£2,129,734	-£2,280,116
60% LAR : 40% CIR	40%	-£1,488,979	-£2,083,746	-£2,092,434	-£2,110,445	-£2,155,472	-£2,425,631	-£2,575,721
60% LAR : 40% CIR	45%	-£1,807,768	-£2,382,126	-£2,390,918	-£2,408,898	-£2,453,850	-£2,723,560	-£2,873,400
60% LAR : 40% CIR	50%	-£2,131,662	-£2,682,533	-£2,691,317	-£2,709,272	-£2,754,162	-£3,023,499	-£3,173,131

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats	

Value Area	Zone B - £1,100 psf

No Units	20
Site Area	0.1 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,516,173	£2,612,381	£2,603,912	£2,586,553	£2,543,156	£2,282,774	£2,138,117
60% LAR : 40% CIR	5%	£3,189,459	£2,323,768	£2,315,330	£2,298,041	£2,254,816	£1,995,467	£1,851,383
60% LAR : 40% CIR	10%	£2,860,779	£2,033,202	£2,024,794	£2,007,568	£1,964,502	£1,706,107	£1,562,555
60% LAR : 40% CIR	15%	£2,530,152	£1,740,704	£1,732,322	£1,715,155	£1,672,234	£1,414,716	£1,271,651
60% LAR : 40% CIR	20%	£2,197,597	£1,446,291	£1,437,934	£1,420,820	£1,378,033	£1,121,313	£978,691
60% LAR : 40% CIR	25%	£1,863,134	£1,149,984	£1,141,649	£1,124,582	£1,081,916	£825,919	£683,698
60% LAR : 40% CIR	30%	£1,526,783	£851,800	£843,484	£826,461	£783,902	£528,552	£386,691
60% LAR : 40% CIR	35%	£1,188,561	£551,761	£543,460	£526,476	£484,012	£229,233	£87,689
60% LAR : 40% CIR	40%	£848,488	£249,883	£241,597	£224,645	£182,265	-£75,557	-£225,647
60% LAR : 40% CIR	45%	£506,584	-£56,215	-£65,008	-£82,988	-£127,940	-£397,650	-£547,489
60% LAR : 40% CIR	50%	£162,867	-£380,788	-£389,571	-£407,527	-£452,416	-£721,754	-£871,386

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,248,727	-£7,152,519	-£7,160,988	-£7,178,347	-£7,221,744	-£7,482,126	-£7,626,783
60% LAR : 40% CIR	5%	-£6,575,441	-£7,441,132	-£7,449,570	-£7,466,859	-£7,510,084	-£7,769,433	-£7,913,517
60% LAR : 40% CIR	10%	-£6,904,121	-£7,731,698	-£7,740,106	-£7,757,332	-£7,800,398	-£8,058,793	-£8,202,345
60% LAR : 40% CIR	15%	-£7,234,748	-£8,024,196	-£8,032,578	-£8,049,745	-£8,092,666	-£8,350,184	-£8,493,249
60% LAR : 40% CIR	20%	-£7,567,303	-£8,318,609	-£8,326,966	-£8,344,080	-£8,386,867	-£8,643,587	-£8,786,209
60% LAR : 40% CIR	25%	-£7,901,766	-£8,614,916	-£8,623,251	-£8,640,318	-£8,682,984	-£8,938,981	-£9,081,202
60% LAR : 40% CIR	30%	-£8,238,117	-£8,913,100	-£8,921,416	-£8,938,439	-£8,980,998	-£9,236,348	-£9,378,209
60% LAR : 40% CIR	35%	-£8,576,339	-£9,213,139	-£9,221,440	-£9,238,424	-£9,280,888	-£9,535,667	-£9,677,211
60% LAR : 40% CIR	40%	-£8,916,412	-£9,515,017	-£9,523,303	-£9,540,255	-£9,582,635	-£9,840,457	-£9,990,547
60% LAR : 40% CIR	45%	-£9,258,316	-£9,821,115	-£9,829,908	-£9,847,888	-£9,892,840	-£10,162,550	-£10,312,389
60% LAR : 40% CIR	50%	-£9,602,033	-£10,145,688	-£10,154,471	-£10,172,427	-£10,217,316	-£10,486,654	-£10,636,286

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,202,427	-£3,106,219	-£3,114,688	-£3,132,047	-£3,175,444	-£3,435,826	-£3,580,483
60% LAR : 40% CIR	5%	-£2,529,141	-£3,394,832	-£3,403,270	-£3,420,559	-£3,463,784	-£3,723,133	-£3,867,217
60% LAR : 40% CIR	10%	-£2,857,821	-£3,685,398	-£3,693,806	-£3,711,032	-£3,754,098	-£4,012,493	-£4,156,045
60% LAR : 40% CIR	15%	-£3,188,448	-£3,977,896	-£3,986,278	-£4,003,445	-£4,046,366	-£4,303,884	-£4,446,949
60% LAR : 40% CIR	20%	-£3,521,003	-£4,272,309	-£4,280,666	-£4,297,780	-£4,340,567	-£4,597,287	-£4,739,909
60% LAR : 40% CIR	25%	-£3,855,466	-£4,568,616	-£4,576,951	-£4,594,018	-£4,636,684	-£4,892,681	-£5,034,902
60% LAR : 40% CIR	30%	-£4,191,817	-£4,866,800	-£4,875,116	-£4,892,139	-£4,934,698	-£5,190,048	-£5,331,909
60% LAR : 40% CIR	35%	-£4,530,039	-£5,166,839	-£5,175,140	-£5,192,124	-£5,234,588	-£5,489,367	-£5,630,911
60% LAR : 40% CIR	40%	-£4,870,112	-£5,468,717	-£5,477,003	-£5,493,955	-£5,536,335	-£5,794,157	-£5,944,247
60% LAR : 40% CIR	45%	-£5,212,016	-£5,774,815	-£5,783,608	-£5,801,588	-£5,846,540	-£6,116,250	-£6,266,089
60% LAR : 40% CIR	50%	-£5,555,733	-£6,099,388	-£6,108,171	-£6,126,127	-£6,171,016	-£6,440,354	-£6,589,986

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£525,827	-£1,429,619	-£1,438,088	-£1,455,447	-£1,498,844	-£1,759,226	-£1,903,883
60% LAR : 40% CIR	5%	-£852,541	-£1,718,232	-£1,726,670	-£1,743,959	-£1,787,184	-£2,046,533	-£2,190,617
60% LAR : 40% CIR	10%	-£1,181,221	-£2,008,798	-£2,017,206	-£2,034,432	-£2,077,498	-£2,335,893	-£2,479,445
60% LAR : 40% CIR	15%	-£1,511,848	-£2,301,296	-£2,309,678	-£2,326,845	-£2,369,766	-£2,627,284	-£2,770,349
60% LAR : 40% CIR	20%	-£1,844,403	-£2,595,709	-£2,604,066	-£2,621,180	-£2,663,967	-£2,920,687	-£3,063,309
60% LAR : 40% CIR	25%	-£2,178,866	-£2,892,016	-£2,900,351	-£2,917,418	-£2,960,084	-£3,216,081	-£3,358,302
60% LAR : 40% CIR	30%	-£2,515,217	-£3,190,200	-£3,198,516	-£3,215,539	-£3,258,098	-£3,513,448	-£3,655,309
60% LAR : 40% CIR	35%	-£2,853,439	-£3,490,239	-£3,498,540	-£3,515,524	-£3,557,988	-£3,812,767	-£3,954,311
60% LAR : 40% CIR	40%	-£3,193,512	-£3,792,117	-£3,800,403	-£3,817,355	-£3,859,735	-£4,117,557	-£4,267,647
60% LAR : 40% CIR	45%	-£3,535,416	-£4,098,215	-£4,107,008	-£4,124,988	-£4,169,940	-£4,439,650	-£4,589,489
60% LAR : 40% CIR	50%	-£3,879,133	-£4,422,788	-£4,431,571	-£4,449,527	-£4,494,416	-£4,763,754	-£4,913,386

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,456,073	£552,281	£543,812	£526,453	£483,056	£222,674	£78,017
60% LAR : 40% CIR	5%	£1,129,359	£263,668	£255,230	£237,941	£194,716	-£64,633	-£208,717
60% LAR : 40% CIR	10%	£800,679	-£26,898	-£35,306	-£52,532	-£95,598	-£353,993	-£497,545
60% LAR : 40% CIR	15%	£470,052	-£319,396	-£327,778	-£344,945	-£387,866	-£645,384	-£788,449
60% LAR : 40% CIR	20%	£137,497	-£613,809	-£622,166	-£639,280	-£682,067	-£938,787	-£1,081,409
60% LAR : 40% CIR	25%	-£196,966	-£910,116	-£918,451	-£935,518	-£978,184	-£1,234,181	-£1,376,402
60% LAR : 40% CIR	30%	-£533,317	-£1,208,300	-£1,216,616	-£1,233,639	-£1,276,198	-£1,531,548	-£1,673,409
60% LAR : 40% CIR	35%	-£871,539	-£1,508,339	-£1,516,640	-£1,533,624	-£1,576,088	-£1,830,867	-£1,972,411
60% LAR : 40% CIR	40%	-£1,211,612	-£1,810,217	-£1,818,503	-£1,835,455	-£1,877,835	-£2,135,657	-£2,285,747
60% LAR : 40% CIR	45%	-£1,553,516	-£2,116,315	-£2,125,108	-£2,143,088	-£2,188,040	-£2,457,750	-£2,607,589
60% LAR : 40% CIR	50%	-£1,897,233	-£2,440,888	-£2,449,671	-£2,467,627	-£2,512,516	-£2,781,854	-£2,931,486

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		Value Area	Zone B - £1,150 psf

No Units	20	Sales value inflation		Growth
Site Area	0.1 Ha	Build cost inflation		Growth
		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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,978,451	£3,067,268	£3,058,798	£3,041,439	£2,998,042	£2,737,660	£2,593,003
60% LAR : 40% CIR	5%	£3,628,623	£2,755,909	£2,747,473	£2,730,182	£2,686,958	£2,427,608	£2,283,526
60% LAR : 40% CIR	10%	£3,276,829	£2,442,600	£2,434,192	£2,416,966	£2,373,900	£2,115,505	£1,971,953
60% LAR : 40% CIR	15%	£2,923,087	£2,127,357	£2,118,976	£2,101,808	£2,058,888	£1,801,370	£1,658,304
60% LAR : 40% CIR	20%	£2,567,420	£1,810,200	£1,801,843	£1,784,729	£1,741,942	£1,485,222	£1,342,600
60% LAR : 40% CIR	25%	£2,209,843	£1,491,149	£1,482,813	£1,465,746	£1,423,080	£1,167,083	£1,024,863
60% LAR : 40% CIR	30%	£1,850,378	£1,170,221	£1,161,905	£1,144,881	£1,102,323	£846,972	£705,110
60% LAR : 40% CIR	35%	£1,489,041	£847,437	£839,136	£822,152	£779,688	£524,909	£383,365
60% LAR : 40% CIR	40%	£1,125,855	£522,815	£514,528	£497,576	£455,196	£200,914	£59,646
60% LAR : 40% CIR	45%	£760,837	£196,374	£188,099	£171,175	£128,865	-£131,841	-£281,679
60% LAR : 40% CIR	50%	£394,006	-£139,142	-£147,925	-£165,881	-£210,771	-£480,109	-£629,740

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,786,449	-£6,697,632	-£6,706,102	-£6,723,461	-£6,766,858	-£7,027,240	-£7,171,897
60% LAR : 40% CIR	5%	-£6,136,277	-£7,008,991	-£7,017,427	-£7,034,718	-£7,077,942	-£7,337,292	-£7,481,374
60% LAR : 40% CIR	10%	-£6,488,071	-£7,322,300	-£7,330,708	-£7,347,934	-£7,391,000	-£7,649,395	-£7,792,947
60% LAR : 40% CIR	15%	-£6,841,813	-£7,637,543	-£7,645,924	-£7,663,092	-£7,706,012	-£7,963,530	-£8,106,596
60% LAR : 40% CIR	20%	-£7,197,480	-£7,954,700	-£7,963,057	-£7,980,171	-£8,022,958	-£8,279,678	-£8,422,300
60% LAR : 40% CIR	25%	-£7,555,057	-£8,273,751	-£8,282,087	-£8,299,154	-£8,341,820	-£8,597,817	-£8,740,037
60% LAR : 40% CIR	30%	-£7,914,522	-£8,594,679	-£8,602,995	-£8,620,019	-£8,662,577	-£8,917,928	-£9,059,790
60% LAR : 40% CIR	35%	-£8,275,859	-£8,917,463	-£8,925,764	-£8,942,748	-£8,985,212	-£9,239,991	-£9,381,535
60% LAR : 40% CIR	40%	-£8,639,045	-£9,242,085	-£9,250,372	-£9,267,324	-£9,309,704	-£9,563,986	-£9,705,254
60% LAR : 40% CIR	45%	-£9,004,063	-£9,568,526	-£9,576,801	-£9,593,725	-£9,636,035	-£9,896,741	-£10,046,579
60% LAR : 40% CIR	50%	-£9,370,894	-£9,904,042	-£9,912,825	-£9,930,781	-£9,975,671	-£10,245,009	-£10,394,640

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,740,149	-£2,651,332	-£2,659,802	-£2,677,161	-£2,720,558	-£2,980,940	-£3,125,597
60% LAR : 40% CIR	5%	-£2,089,977	-£2,962,691	-£2,971,127	-£2,988,418	-£3,031,642	-£3,290,992	-£3,435,074
60% LAR : 40% CIR	10%	-£2,441,771	-£3,276,000	-£3,284,408	-£3,301,634	-£3,344,700	-£3,603,095	-£3,746,647
60% LAR : 40% CIR	15%	-£2,795,513	-£3,591,243	-£3,599,624	-£3,616,792	-£3,659,712	-£3,917,230	-£4,060,296
60% LAR : 40% CIR	20%	-£3,151,180	-£3,908,400	-£3,916,757	-£3,933,871	-£3,976,658	-£4,233,378	-£4,376,000
60% LAR : 40% CIR	25%	-£3,508,757	-£4,227,451	-£4,235,787	-£4,252,854	-£4,295,520	-£4,551,517	-£4,693,737
60% LAR : 40% CIR	30%	-£3,868,222	-£4,548,379	-£4,556,695	-£4,573,719	-£4,616,277	-£4,871,628	-£5,013,490
60% LAR : 40% CIR	35%	-£4,229,559	-£4,871,163	-£4,879,464	-£4,896,448	-£4,938,912	-£5,193,691	-£5,335,235
60% LAR : 40% CIR	40%	-£4,592,745	-£5,195,785	-£5,204,072	-£5,221,024	-£5,263,404	-£5,517,686	-£5,658,954
60% LAR : 40% CIR	45%	-£4,957,763	-£5,522,226	-£5,530,501	-£5,547,425	-£5,589,735	-£5,850,441	-£6,000,279
60% LAR : 40% CIR	50%	-£5,324,594	-£5,857,742	-£5,866,525	-£5,884,481	-£5,929,371	-£6,198,709	-£6,348,340

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£63,549	-£974,732	-£983,202	-£1,000,561	-£1,043,958	-£1,304,340	-£1,448,997
60% LAR : 40% CIR	5%	-£413,377	-£1,286,091	-£1,294,527	-£1,311,818	-£1,355,042	-£1,614,392	-£1,758,474
60% LAR : 40% CIR	10%	-£765,171	-£1,599,400	-£1,607,808	-£1,625,034	-£1,668,100	-£1,926,495	-£2,070,047
60% LAR : 40% CIR	15%	-£1,118,913	-£1,914,643	-£1,923,024	-£1,940,192	-£1,983,112	-£2,240,630	-£2,383,696
60% LAR : 40% CIR	20%	-£1,474,580	-£2,231,800	-£2,240,157	-£2,257,271	-£2,300,058	-£2,556,778	-£2,699,400
60% LAR : 40% CIR	25%	-£1,832,157	-£2,550,851	-£2,559,187	-£2,576,254	-£2,618,920	-£2,874,917	-£3,017,137
60% LAR : 40% CIR	30%	-£2,191,622	-£2,871,779	-£2,880,095	-£2,897,119	-£2,939,677	-£3,195,028	-£3,336,890
60% LAR : 40% CIR	35%	-£2,552,959	-£3,194,563	-£3,202,864	-£3,219,848	-£3,262,312	-£3,517,091	-£3,658,635
60% LAR : 40% CIR	40%	-£2,916,145	-£3,519,185	-£3,527,472	-£3,544,424	-£3,586,804	-£3,841,086	-£3,982,354
60% LAR : 40% CIR	45%	-£3,281,163	-£3,845,626	-£3,853,901	-£3,870,825	-£3,913,135	-£4,173,841	-£4,323,679
60% LAR : 40% CIR	50%	-£3,647,994	-£4,181,142	-£4,189,925	-£4,207,881	-£4,252,771	-£4,522,109	-£4,671,740

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,918,351	£1,007,168	£998,698	£981,339	£937,942	£677,560	£532,903
60% LAR : 40% CIR	5%	£1,568,523	£695,809	£687,373	£670,082	£626,858	£367,508	£223,426
60% LAR : 40% CIR	10%	£1,216,729	£382,500	£374,092	£356,866	£313,800	£55,405	-£88,147
60% LAR : 40% CIR	15%	£862,987	£67,257	£58,876	£41,708	-£1,212	-£258,730	-£401,796
60% LAR : 40% CIR	20%	£507,320	-£249,900	-£258,257	-£275,371	-£318,158	-£574,878	-£717,500
60% LAR : 40% CIR	25%	£149,743	-£568,951	-£577,287	-£594,354	-£637,020	-£893,017	-£1,035,237
60% LAR : 40% CIR	30%	-£209,722	-£889,879	-£898,195	-£915,219	-£957,777	-£1,213,128	-£1,354,990
60% LAR : 40% CIR	35%	-£571,059	-£1,212,663	-£1,220,964	-£1,237,948	-£1,280,412	-£1,535,191	-£1,676,735
60% LAR : 40% CIR	40%	-£934,245	-£1,537,285	-£1,545,572	-£1,562,524	-£1,604,904	-£1,859,186	-£2,000,454
60% LAR : 40% CIR	45%	-£1,299,263	-£1,863,726	-£1,872,001	-£1,888,925	-£1,931,235	-£2,191,941	-£2,341,779
60% LAR : 40% CIR	50%	-£1,666,094	-£2,199,242	-£2,208,025	-£2,225,981	-£2,270,871	-£2,540,209	-£2,689,840

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		Value Area	Zone B - £1,200 psf

No Units	20
Site Area	0.1 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£4,440,729	£3,522,154	£3,513,684	£3,496,325	£3,452,929	£3,192,545	£3,047,889
60% LAR : 40% CIR	5%	£4,067,787	£3,188,051	£3,179,614	£3,162,324	£3,119,099	£2,859,751	£2,715,667
60% LAR : 40% CIR	10%	£3,692,878	£2,851,997	£2,843,589	£2,826,363	£2,783,297	£2,524,903	£2,381,350
60% LAR : 40% CIR	15%	£3,316,024	£2,514,010	£2,505,629	£2,488,461	£2,445,541	£2,188,023	£2,044,957
60% LAR : 40% CIR	20%	£2,937,242	£2,174,109	£2,165,752	£2,148,637	£2,105,851	£1,849,132	£1,706,510
60% LAR : 40% CIR	25%	£2,556,551	£1,832,313	£1,823,978	£1,806,911	£1,764,245	£1,508,248	£1,366,027
60% LAR : 40% CIR	30%	£2,173,972	£1,488,642	£1,480,324	£1,463,302	£1,420,743	£1,165,392	£1,023,531
60% LAR : 40% CIR	35%	£1,789,522	£1,143,113	£1,134,813	£1,117,828	£1,075,364	£820,585	£679,041
60% LAR : 40% CIR	40%	£1,403,222	£795,746	£787,460	£770,508	£728,128	£473,846	£332,578
60% LAR : 40% CIR	45%	£1,015,090	£446,562	£438,286	£421,363	£379,053	£125,195	-£16,168
60% LAR : 40% CIR	50%	£625,146	£95,578	£87,311	£70,410	£28,159	-£238,462	-£388,094

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,324,171	-£6,242,746	-£6,251,216	-£6,268,575	-£6,311,971	-£6,572,355	-£6,717,011
60% LAR : 40% CIR	5%	-£5,697,113	-£6,576,849	-£6,585,286	-£6,602,576	-£6,645,801	-£6,905,149	-£7,049,233
60% LAR : 40% CIR	10%	-£6,072,022	-£6,912,903	-£6,921,311	-£6,938,537	-£6,981,603	-£7,239,997	-£7,383,550
60% LAR : 40% CIR	15%	-£6,448,876	-£7,250,890	-£7,259,271	-£7,276,439	-£7,319,359	-£7,576,877	-£7,719,943
60% LAR : 40% CIR	20%	-£6,827,658	-£7,590,791	-£7,599,148	-£7,616,263	-£7,659,049	-£7,915,768	-£8,058,390
60% LAR : 40% CIR	25%	-£7,208,349	-£7,932,587	-£7,940,922	-£7,957,989	-£8,000,655	-£8,256,652	-£8,398,873
60% LAR : 40% CIR	30%	-£7,590,928	-£8,276,258	-£8,284,576	-£8,301,598	-£8,344,157	-£8,599,508	-£8,741,369
60% LAR : 40% CIR	35%	-£7,975,378	-£8,621,787	-£8,630,087	-£8,647,072	-£8,689,536	-£8,944,315	-£9,085,859
60% LAR : 40% CIR	40%	-£8,361,678	-£8,969,154	-£8,977,440	-£8,994,392	-£9,036,772	-£9,291,054	-£9,432,322
60% LAR : 40% CIR	45%	-£8,749,810	-£9,318,338	-£9,326,614	-£9,343,537	-£9,385,847	-£9,639,705	-£9,781,068
60% LAR : 40% CIR	50%	-£9,139,754	-£9,669,322	-£9,677,589	-£9,694,490	-£9,736,741	-£10,003,362	-£10,152,994

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,277,871	-£2,196,446	-£2,204,916	-£2,222,275	-£2,265,671	-£2,526,055	-£2,670,711
60% LAR : 40% CIR	5%	-£1,650,813	-£2,530,549	-£2,538,986	-£2,556,276	-£2,599,501	-£2,858,849	-£3,002,933
60% LAR : 40% CIR	10%	-£2,025,722	-£2,866,603	-£2,875,011	-£2,892,237	-£2,935,303	-£3,193,697	-£3,337,250
60% LAR : 40% CIR	15%	-£2,402,576	-£3,204,590	-£3,212,971	-£3,230,139	-£3,273,059	-£3,530,577	-£3,673,643
60% LAR : 40% CIR	20%	-£2,781,358	-£3,544,491	-£3,552,848	-£3,569,963	-£3,612,749	-£3,869,468	-£4,012,090
60% LAR : 40% CIR	25%	-£3,162,049	-£3,886,287	-£3,894,622	-£3,911,689	-£3,954,355	-£4,210,352	-£4,352,573
60% LAR : 40% CIR	30%	-£3,544,628	-£4,229,958	-£4,238,276	-£4,255,298	-£4,297,857	-£4,553,208	-£4,695,069
60% LAR : 40% CIR	35%	-£3,929,078	-£4,575,487	-£4,583,787	-£4,600,772	-£4,643,236	-£4,898,015	-£5,039,559
60% LAR : 40% CIR	40%	-£4,315,378	-£4,922,854	-£4,931,140	-£4,948,092	-£4,990,472	-£5,244,754	-£5,386,022
60% LAR : 40% CIR	45%	-£4,703,510	-£5,272,038	-£5,280,314	-£5,297,237	-£5,339,547	-£5,593,405	-£5,734,768
60% LAR : 40% CIR	50%	-£5,093,454	-£5,623,022	-£5,631,289	-£5,648,190	-£5,690,441	-£5,957,062	-£6,106,694

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£398,729	-£519,846	-£528,316	-£545,675	-£589,071	-£849,455	-£994,111
60% LAR : 40% CIR	5%	£25,787	-£853,949	-£862,386	-£879,676	-£922,901	-£1,182,249	-£1,326,333
60% LAR : 40% CIR	10%	-£349,122	-£1,190,003	-£1,198,411	-£1,215,637	-£1,258,703	-£1,517,097	-£1,660,650
60% LAR : 40% CIR	15%	-£725,976	-£1,527,990	-£1,536,371	-£1,553,539	-£1,596,459	-£1,853,977	-£1,997,043
60% LAR : 40% CIR	20%	-£1,104,758	-£1,867,891	-£1,876,248	-£1,893,363	-£1,936,149	-£2,192,868	-£2,335,490
60% LAR : 40% CIR	25%	-£1,485,449	-£2,209,687	-£2,218,022	-£2,235,089	-£2,277,755	-£2,533,752	-£2,675,973
60% LAR : 40% CIR	30%	-£1,868,028	-£2,553,358	-£2,561,676	-£2,578,698	-£2,621,257	-£2,876,608	-£3,018,469
60% LAR : 40% CIR	35%	-£2,252,478	-£2,898,887	-£2,907,187	-£2,924,172	-£2,966,636	-£3,221,415	-£3,362,959
60% LAR : 40% CIR	40%	-£2,638,778	-£3,246,254	-£3,254,540	-£3,271,492	-£3,313,872	-£3,568,154	-£3,709,422
60% LAR : 40% CIR	45%	-£3,026,910	-£3,595,438	-£3,603,714	-£3,620,637	-£3,662,947	-£3,916,805	-£4,058,168
60% LAR : 40% CIR	50%	-£3,416,854	-£3,946,422	-£3,954,689	-£3,971,590	-£4,013,841	-£4,280,462	-£4,430,094

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,380,629	£1,462,054	£1,453,584	£1,436,225	£1,392,829	£1,132,445	£987,789
60% LAR : 40% CIR	5%	£2,007,687	£1,127,951	£1,119,514	£1,102,224	£1,058,999	£799,651	£655,567
60% LAR : 40% CIR	10%	£1,632,778	£791,897	£783,489	£766,263	£723,197	£464,803	£321,250
60% LAR : 40% CIR	15%	£1,255,924	£453,910	£445,529	£428,361	£385,441	£127,923	-£15,143
60% LAR : 40% CIR	20%	£877,142	£114,009	£105,652	£88,537	£45,751	-£210,968	-£353,590
60% LAR : 40% CIR	25%	£496,451	-£227,787	-£236,122	-£253,189	-£295,855	-£551,852	-£694,073
60% LAR : 40% CIR	30%	£113,872	-£571,458	-£579,776	-£596,798	-£639,357	-£894,708	-£1,036,569
60% LAR : 40% CIR	35%	-£270,578	-£916,987	-£925,287	-£942,272	-£984,736	-£1,239,515	-£1,381,059
60% LAR : 40% CIR	40%	-£656,878	-£1,264,354	-£1,272,640	-£1,289,592	-£1,331,972	-£1,586,254	-£1,727,522
60% LAR : 40% CIR	45%	-£1,045,010	-£1,613,538	-£1,621,814	-£1,638,737	-£1,681,047	-£1,934,905	-£2,076,268
60% LAR : 40% CIR	50%	-£1,434,954	-£1,964,522	-£1,972,789	-£1,989,690	-£2,031,941	-£2,298,562	-£2,448,194

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats

Value Area	**Zone B - £1,250 psf**

No Units	**20**
Site Area	**0.1 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£4,903,007	£3,977,040	£3,968,571	£3,951,211	£3,907,815	£3,647,432	£3,502,776
60% LAR : 40% CIR	5%	£4,506,951	£3,620,193	£3,611,755	£3,594,466	£3,551,241	£3,291,892	£3,147,810
60% LAR : 40% CIR	10%	£4,108,929	£3,261,394	£3,252,987	£3,235,760	£3,192,695	£2,934,300	£2,790,747
60% LAR : 40% CIR	15%	£3,708,960	£2,900,663	£2,892,282	£2,875,115	£2,832,194	£2,574,676	£2,431,610
60% LAR : 40% CIR	20%	£3,307,064	£2,538,018	£2,529,660	£2,512,546	£2,469,760	£2,213,041	£2,070,418
60% LAR : 40% CIR	25%	£2,903,260	£2,173,478	£2,165,142	£2,148,075	£2,105,409	£1,849,412	£1,707,192
60% LAR : 40% CIR	30%	£2,497,567	£1,807,061	£1,798,745	£1,781,722	£1,739,163	£1,483,813	£1,341,951
60% LAR : 40% CIR	35%	£2,090,004	£1,438,789	£1,430,489	£1,413,503	£1,371,040	£1,116,261	£974,717
60% LAR : 40% CIR	40%	£1,680,589	£1,068,679	£1,060,391	£1,043,439	£1,001,059	£746,777	£605,509
60% LAR : 40% CIR	45%	£1,269,343	£696,749	£688,474	£671,550	£629,240	£375,382	£234,350
60% LAR : 40% CIR	50%	£856,284	£323,020	£314,753	£297,853	£255,602	£2,094	-£146,449

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,861,893	-£5,787,860	-£5,796,329	-£5,813,689	-£5,857,085	-£6,117,468	-£6,262,124
60% LAR : 40% CIR	5%	-£5,257,949	-£6,144,707	-£6,153,145	-£6,170,434	-£6,213,659	-£6,473,008	-£6,617,090
60% LAR : 40% CIR	10%	-£5,655,971	-£6,503,506	-£6,511,913	-£6,529,140	-£6,572,205	-£6,830,600	-£6,974,153
60% LAR : 40% CIR	15%	-£6,055,940	-£6,864,237	-£6,872,618	-£6,889,785	-£6,932,706	-£7,190,224	-£7,333,290
60% LAR : 40% CIR	20%	-£6,457,836	-£7,226,882	-£7,235,240	-£7,252,354	-£7,295,140	-£7,551,859	-£7,694,482
60% LAR : 40% CIR	25%	-£6,861,640	-£7,591,422	-£7,599,758	-£7,616,825	-£7,659,491	-£7,915,488	-£8,057,708
60% LAR : 40% CIR	30%	-£7,267,333	-£7,957,839	-£7,966,155	-£7,983,178	-£8,025,737	-£8,281,087	-£8,422,949
60% LAR : 40% CIR	35%	-£7,674,896	-£8,326,111	-£8,334,411	-£8,351,397	-£8,393,860	-£8,648,639	-£8,790,183
60% LAR : 40% CIR	40%	-£8,084,311	-£8,696,221	-£8,704,509	-£8,721,461	-£8,763,841	-£9,018,123	-£9,159,391
60% LAR : 40% CIR	45%	-£8,495,557	-£9,068,151	-£9,076,426	-£9,093,350	-£9,135,660	-£9,389,518	-£9,530,550
60% LAR : 40% CIR	50%	-£8,908,616	-£9,441,880	-£9,450,147	-£9,467,047	-£9,509,298	-£9,762,806	-£9,911,349

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£815,593	-£1,741,560	-£1,750,029	-£1,767,389	-£1,810,785	-£2,071,168	-£2,215,824
60% LAR : 40% CIR	5%	-£1,211,649	-£2,098,407	-£2,106,845	-£2,124,134	-£2,167,359	-£2,426,708	-£2,570,790
60% LAR : 40% CIR	10%	-£1,609,671	-£2,457,206	-£2,465,613	-£2,482,840	-£2,525,905	-£2,784,300	-£2,927,853
60% LAR : 40% CIR	15%	-£2,009,640	-£2,817,937	-£2,826,318	-£2,843,485	-£2,886,406	-£3,143,924	-£3,286,990
60% LAR : 40% CIR	20%	-£2,411,536	-£3,180,582	-£3,188,940	-£3,206,054	-£3,248,840	-£3,505,559	-£3,648,182
60% LAR : 40% CIR	25%	-£2,815,340	-£3,545,122	-£3,553,458	-£3,570,525	-£3,613,191	-£3,869,188	-£4,011,408
60% LAR : 40% CIR	30%	-£3,221,033	-£3,911,539	-£3,919,855	-£3,936,878	-£3,979,437	-£4,234,787	-£4,376,649
60% LAR : 40% CIR	35%	-£3,628,596	-£4,279,811	-£4,288,111	-£4,305,097	-£4,347,560	-£4,602,339	-£4,743,883
60% LAR : 40% CIR	40%	-£4,038,011	-£4,649,921	-£4,658,209	-£4,675,161	-£4,717,541	-£4,971,823	-£5,113,091
60% LAR : 40% CIR	45%	-£4,449,257	-£5,021,851	-£5,030,126	-£5,047,050	-£5,089,360	-£5,343,218	-£5,484,250
60% LAR : 40% CIR	50%	-£4,862,316	-£5,395,580	-£5,403,847	-£5,420,747	-£5,462,998	-£5,716,506	-£5,865,049

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£861,007	-£64,960	-£73,429	-£90,789	-£134,185	-£394,568	-£539,224
60% LAR : 40% CIR	5%	£464,951	-£421,807	-£430,245	-£447,534	-£490,759	-£750,108	-£894,190
60% LAR : 40% CIR	10%	£66,929	-£780,606	-£789,013	-£806,240	-£849,305	-£1,107,700	-£1,251,253
60% LAR : 40% CIR	15%	-£333,040	-£1,141,337	-£1,149,718	-£1,166,885	-£1,209,806	-£1,467,324	-£1,610,390
60% LAR : 40% CIR	20%	-£734,936	-£1,503,982	-£1,512,340	-£1,529,454	-£1,572,240	-£1,828,959	-£1,971,582
60% LAR : 40% CIR	25%	-£1,138,740	-£1,868,522	-£1,876,858	-£1,893,925	-£1,936,591	-£2,192,588	-£2,334,808
60% LAR : 40% CIR	30%	-£1,544,433	-£2,234,939	-£2,243,255	-£2,260,278	-£2,302,837	-£2,558,187	-£2,700,049
60% LAR : 40% CIR	35%	-£1,951,996	-£2,603,211	-£2,611,511	-£2,628,497	-£2,670,960	-£2,925,739	-£3,067,283
60% LAR : 40% CIR	40%	-£2,361,411	-£2,973,321	-£2,981,609	-£2,998,561	-£3,040,941	-£3,295,223	-£3,436,491
60% LAR : 40% CIR	45%	-£2,772,657	-£3,345,251	-£3,353,526	-£3,370,450	-£3,412,760	-£3,666,618	-£3,807,650
60% LAR : 40% CIR	50%	-£3,185,716	-£3,718,980	-£3,727,247	-£3,744,147	-£3,786,398	-£4,039,906	-£4,188,449

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,842,907	£1,916,940	£1,908,471	£1,891,111	£1,847,715	£1,587,332	£1,442,676
60% LAR : 40% CIR	5%	£2,446,851	£1,560,093	£1,551,655	£1,534,366	£1,491,141	£1,231,792	£1,087,710
60% LAR : 40% CIR	10%	£2,048,829	£1,201,294	£1,192,887	£1,175,660	£1,132,595	£874,200	£730,647
60% LAR : 40% CIR	15%	£1,648,860	£840,563	£832,182	£815,015	£772,094	£514,576	£371,510
60% LAR : 40% CIR	20%	£1,246,964	£477,918	£469,560	£452,446	£409,660	£152,941	£10,318
60% LAR : 40% CIR	25%	£843,160	£113,378	£105,042	£87,975	£45,309	-£210,688	-£352,908
60% LAR : 40% CIR	30%	£437,467	-£253,039	-£261,355	-£278,378	-£320,937	-£576,287	-£718,149
60% LAR : 40% CIR	35%	£29,904	-£621,311	-£629,611	-£646,597	-£689,060	-£943,839	-£1,085,383
60% LAR : 40% CIR	40%	-£379,511	-£991,421	-£999,709	-£1,016,661	-£1,059,041	-£1,313,323	-£1,454,591
60% LAR : 40% CIR	45%	-£790,757	-£1,363,351	-£1,371,626	-£1,388,550	-£1,430,860	-£1,684,718	-£1,825,750
60% LAR : 40% CIR	50%	-£1,203,816	-£1,737,080	-£1,745,347	-£1,762,247	-£1,804,498	-£2,058,006	-£2,206,549

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats	

Value Area	**Zone B - £1,300 psf**

No Units	**20**
Site Area	**0.1 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£5,365,284	£4,431,926	£4,423,457	£4,406,097	£4,362,700	£4,102,318	£3,957,662
60% LAR : 40% CIR	5%	£4,946,115	£4,052,335	£4,043,898	£4,026,608	£3,983,383	£3,724,033	£3,579,951
60% LAR : 40% CIR	10%	£4,524,979	£3,670,792	£3,662,384	£3,645,158	£3,602,092	£3,343,697	£3,200,145
60% LAR : 40% CIR	15%	£4,101,897	£3,287,316	£3,278,935	£3,261,767	£3,218,847	£2,961,329	£2,818,264
60% LAR : 40% CIR	20%	£3,676,887	£2,901,926	£2,893,570	£2,876,455	£2,833,669	£2,576,949	£2,434,327
60% LAR : 40% CIR	25%	£3,249,969	£2,514,642	£2,506,306	£2,489,241	£2,446,575	£2,190,577	£2,048,356
60% LAR : 40% CIR	30%	£2,821,161	£2,125,482	£2,117,166	£2,100,142	£2,057,584	£1,802,233	£1,660,371
60% LAR : 40% CIR	35%	£2,390,484	£1,734,465	£1,726,165	£1,709,179	£1,666,716	£1,411,937	£1,270,393
60% LAR : 40% CIR	40%	£1,957,956	£1,341,610	£1,333,324	£1,316,372	£1,273,991	£1,019,709	£878,442
60% LAR : 40% CIR	45%	£1,523,595	£946,936	£938,661	£921,737	£879,428	£625,570	£484,537
60% LAR : 40% CIR	50%	£1,087,423	£550,463	£542,197	£525,296	£483,044	£229,538	£88,700

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,399,616	-£5,332,974	-£5,341,443	-£5,358,803	-£5,402,200	-£5,662,582	-£5,807,238
60% LAR : 40% CIR	5%	-£4,818,785	-£5,712,565	-£5,721,002	-£5,738,292	-£5,781,517	-£6,040,867	-£6,184,949
60% LAR : 40% CIR	10%	-£5,239,921	-£6,094,108	-£6,102,516	-£6,119,742	-£6,162,808	-£6,421,203	-£6,564,755
60% LAR : 40% CIR	15%	-£5,663,003	-£6,477,584	-£6,485,965	-£6,503,133	-£6,546,053	-£6,803,571	-£6,946,636
60% LAR : 40% CIR	20%	-£6,088,013	-£6,862,974	-£6,871,330	-£6,888,445	-£6,931,231	-£7,187,951	-£7,330,573
60% LAR : 40% CIR	25%	-£6,514,931	-£7,250,258	-£7,258,594	-£7,275,659	-£7,318,325	-£7,574,323	-£7,716,544
60% LAR : 40% CIR	30%	-£6,943,739	-£7,639,418	-£7,647,734	-£7,664,758	-£7,707,316	-£7,962,667	-£8,104,529
60% LAR : 40% CIR	35%	-£7,374,416	-£8,030,435	-£8,038,735	-£8,055,721	-£8,098,184	-£8,352,963	-£8,494,507
60% LAR : 40% CIR	40%	-£7,806,944	-£8,423,290	-£8,431,576	-£8,448,528	-£8,490,909	-£8,745,191	-£8,886,458
60% LAR : 40% CIR	45%	-£8,241,305	-£8,817,964	-£8,826,239	-£8,843,163	-£8,885,472	-£9,139,330	-£9,280,363
60% LAR : 40% CIR	50%	-£8,677,477	-£9,214,437	-£9,222,703	-£9,239,604	-£9,281,856	-£9,535,362	-£9,676,200

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£353,316	-£1,286,674	-£1,295,143	-£1,312,503	-£1,355,900	-£1,616,282	-£1,760,938
60% LAR : 40% CIR	5%	-£772,485	-£1,666,265	-£1,674,702	-£1,691,992	-£1,735,217	-£1,994,567	-£2,138,649
60% LAR : 40% CIR	10%	-£1,193,621	-£2,047,808	-£2,056,216	-£2,073,442	-£2,116,508	-£2,374,903	-£2,518,455
60% LAR : 40% CIR	15%	-£1,616,703	-£2,431,284	-£2,439,665	-£2,456,833	-£2,499,753	-£2,757,271	-£2,900,336
60% LAR : 40% CIR	20%	-£2,041,713	-£2,816,674	-£2,825,030	-£2,842,145	-£2,884,931	-£3,141,651	-£3,284,273
60% LAR : 40% CIR	25%	-£2,468,631	-£3,203,958	-£3,212,294	-£3,229,359	-£3,272,025	-£3,528,023	-£3,670,244
60% LAR : 40% CIR	30%	-£2,897,439	-£3,593,118	-£3,601,434	-£3,618,458	-£3,661,016	-£3,916,367	-£4,058,229
60% LAR : 40% CIR	35%	-£3,328,116	-£3,984,135	-£3,992,435	-£4,009,421	-£4,051,884	-£4,306,663	-£4,448,207
60% LAR : 40% CIR	40%	-£3,760,644	-£4,376,990	-£4,385,276	-£4,402,228	-£4,444,609	-£4,698,891	-£4,840,158
60% LAR : 40% CIR	45%	-£4,195,005	-£4,771,664	-£4,779,939	-£4,796,863	-£4,839,172	-£5,093,030	-£5,234,063
60% LAR : 40% CIR	50%	-£4,631,177	-£5,168,137	-£5,176,403	-£5,193,304	-£5,235,556	-£5,489,062	-£5,629,900

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,323,284	£389,926	£381,457	£364,097	£320,700	£60,318	-£84,338
60% LAR : 40% CIR	5%	£904,115	£10,335	£1,898	-£15,392	-£58,617	-£317,967	-£462,049
60% LAR : 40% CIR	10%	£482,979	-£371,208	-£379,616	-£396,842	-£439,908	-£698,303	-£841,855
60% LAR : 40% CIR	15%	£59,897	-£754,684	-£763,065	-£780,233	-£823,153	-£1,080,671	-£1,223,736
60% LAR : 40% CIR	20%	-£365,113	-£1,140,074	-£1,148,430	-£1,165,545	-£1,208,331	-£1,465,051	-£1,607,673
60% LAR : 40% CIR	25%	-£792,031	-£1,527,358	-£1,535,694	-£1,552,759	-£1,595,425	-£1,851,423	-£1,993,644
60% LAR : 40% CIR	30%	-£1,220,839	-£1,916,518	-£1,924,834	-£1,941,858	-£1,984,416	-£2,239,767	-£2,381,629
60% LAR : 40% CIR	35%	-£1,651,516	-£2,307,535	-£2,315,835	-£2,332,821	-£2,375,284	-£2,630,063	-£2,771,607
60% LAR : 40% CIR	40%	-£2,084,044	-£2,700,390	-£2,708,676	-£2,725,628	-£2,768,009	-£3,022,291	-£3,163,558
60% LAR : 40% CIR	45%	-£2,518,405	-£3,095,064	-£3,103,339	-£3,120,263	-£3,162,572	-£3,416,430	-£3,557,463
60% LAR : 40% CIR	50%	-£2,954,577	-£3,491,537	-£3,499,803	-£3,516,704	-£3,558,956	-£3,812,462	-£3,953,300

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,305,184	£2,371,826	£2,363,357	£2,345,997	£2,302,600	£2,042,218	£1,897,562
60% LAR : 40% CIR	5%	£2,886,015	£1,992,235	£1,983,798	£1,966,508	£1,923,283	£1,663,933	£1,519,851
60% LAR : 40% CIR	10%	£2,464,879	£1,610,692	£1,602,284	£1,585,058	£1,541,992	£1,283,597	£1,140,045
60% LAR : 40% CIR	15%	£2,041,797	£1,227,216	£1,218,835	£1,201,667	£1,158,747	£901,229	£758,164
60% LAR : 40% CIR	20%	£1,616,787	£841,826	£833,470	£816,355	£773,569	£516,849	£374,227
60% LAR : 40% CIR	25%	£1,189,869	£454,542	£446,206	£429,141	£386,475	£130,477	-£11,744
60% LAR : 40% CIR	30%	£761,061	£65,382	£57,066	£40,042	-£2,516	-£257,867	-£399,729
60% LAR : 40% CIR	35%	£330,384	-£325,635	-£333,935	-£350,921	-£393,384	-£648,163	-£789,707
60% LAR : 40% CIR	40%	-£102,144	-£718,490	-£726,776	-£743,728	-£786,109	-£1,040,391	-£1,181,658
60% LAR : 40% CIR	45%	-£536,505	-£1,113,164	-£1,121,439	-£1,138,363	-£1,180,672	-£1,434,530	-£1,575,563
60% LAR : 40% CIR	50%	-£972,677	-£1,509,637	-£1,517,903	-£1,534,804	-£1,577,056	-£1,830,562	-£1,971,400

LB Camden
Local Plan Viability Testing 2025

Resi 9 - 30 Flats	
Value Area	**Zone B - £900 psf**

No Units	30
Site Area	0.1 Ha

Sales value inflation	Grow
Build cost inflation	Grow
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,618,259	£9,171,466	£9,141,998	£9,123,500	£9,077,253	£8,799,776	£8,645,622
60% LAR : 40% CIR	5%	£10,056,556	£8,669,408	£8,639,940	£8,621,442	£8,575,195	£8,297,718	£8,143,564
60% LAR : 40% CIR	10%	£9,494,852	£8,167,350	£8,137,882	£8,119,384	£8,073,137	£7,795,660	£7,641,506
60% LAR : 40% CIR	15%	£8,933,148	£7,665,292	£7,635,824	£7,617,326	£7,571,079	£7,293,602	£7,139,448
60% LAR : 40% CIR	20%	£8,371,445	£7,163,233	£7,133,766	£7,115,266	£7,069,021	£6,791,544	£6,637,390
60% LAR : 40% CIR	25%	£7,809,742	£6,661,175	£6,631,708	£6,613,208	£6,566,962	£6,289,485	£6,135,332
60% LAR : 40% CIR	30%	£7,248,037	£6,159,116	£6,129,648	£6,111,150	£6,064,904	£5,787,427	£5,633,274
60% LAR : 40% CIR	35%	£6,686,334	£5,657,058	£5,627,590	£5,609,092	£5,562,846	£5,285,369	£5,131,215
60% LAR : 40% CIR	40%	£6,124,631	£5,155,000	£5,125,532	£5,107,034	£5,060,788	£4,783,311	£4,629,157
60% LAR : 40% CIR	45%	£5,562,927	£4,652,942	£4,623,474	£4,604,976	£4,558,730	£4,281,253	£4,127,099
60% LAR : 40% CIR	50%	£5,001,223	£4,150,884	£4,121,416	£4,102,918	£4,056,672	£3,779,195	£3,625,041

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£853,359	-£593,434	-£622,902	-£641,400	-£687,647	-£965,124	-£1,119,278
60% LAR : 40% CIR	5%	£291,656	-£1,095,492	-£1,124,960	-£1,143,458	-£1,189,705	-£1,467,182	-£1,621,336
60% LAR : 40% CIR	10%	-£270,048	-£1,597,550	-£1,627,018	-£1,645,516	-£1,691,763	-£1,969,240	-£2,123,394
60% LAR : 40% CIR	15%	-£831,752	-£2,099,608	-£2,129,076	-£2,147,574	-£2,193,821	-£2,471,298	-£2,625,452
60% LAR : 40% CIR	20%	-£1,393,455	-£2,601,667	-£2,631,134	-£2,649,634	-£2,695,879	-£2,973,356	-£3,127,510
60% LAR : 40% CIR	25%	-£1,955,158	-£3,103,725	-£3,133,192	-£3,151,692	-£3,197,938	-£3,475,415	-£3,629,568
60% LAR : 40% CIR	30%	-£2,516,863	-£3,605,784	-£3,635,252	-£3,653,750	-£3,699,996	-£3,977,473	-£4,131,626
60% LAR : 40% CIR	35%	-£3,078,566	-£4,107,842	-£4,137,310	-£4,155,808	-£4,202,054	-£4,479,531	-£4,633,685
60% LAR : 40% CIR	40%	-£3,640,269	-£4,609,900	-£4,639,368	-£4,657,866	-£4,704,112	-£4,981,589	-£5,135,743
60% LAR : 40% CIR	45%	-£4,201,973	-£5,111,958	-£5,141,426	-£5,159,924	-£5,206,170	-£5,483,647	-£5,637,801
60% LAR : 40% CIR	50%	-£4,763,677	-£5,614,016	-£5,643,484	-£5,661,982	-£5,708,228	-£5,985,705	-£6,139,859

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,899,659	£3,452,866	£3,423,398	£3,404,900	£3,358,653	£3,081,176	£2,927,022
60% LAR : 40% CIR	5%	£4,337,956	£2,950,808	£2,921,340	£2,902,842	£2,856,595	£2,579,118	£2,424,964
60% LAR : 40% CIR	10%	£3,776,252	£2,448,750	£2,419,282	£2,400,784	£2,354,537	£2,077,060	£1,922,906
60% LAR : 40% CIR	15%	£3,214,548	£1,946,692	£1,917,224	£1,898,726	£1,852,479	£1,575,002	£1,420,848
60% LAR : 40% CIR	20%	£2,652,845	£1,444,633	£1,415,166	£1,396,666	£1,350,421	£1,072,944	£918,790
60% LAR : 40% CIR	25%	£2,091,142	£942,575	£913,108	£894,608	£848,362	£570,885	£416,732
60% LAR : 40% CIR	30%	£1,529,437	£440,516	£411,048	£392,550	£346,304	£68,827	-£85,326
60% LAR : 40% CIR	35%	£967,734	-£61,542	-£91,010	-£109,508	-£155,754	-£433,231	-£587,385
60% LAR : 40% CIR	40%	£406,031	-£563,600	-£593,068	-£611,566	-£657,812	-£935,289	-£1,089,443
60% LAR : 40% CIR	45%	-£155,673	-£1,065,658	-£1,095,126	-£1,113,624	-£1,159,870	-£1,437,347	-£1,591,501
60% LAR : 40% CIR	50%	-£717,377	-£1,567,716	-£1,597,184	-£1,615,682	-£1,661,928	-£1,939,405	-£2,093,559

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,576,259	£5,129,466	£5,099,998	£5,081,500	£5,035,253	£4,757,776	£4,603,622
60% LAR : 40% CIR	5%	£6,014,556	£4,627,408	£4,597,940	£4,579,442	£4,533,195	£4,255,718	£4,101,564
60% LAR : 40% CIR	10%	£5,452,852	£4,125,350	£4,095,882	£4,077,384	£4,031,137	£3,753,660	£3,599,506
60% LAR : 40% CIR	15%	£4,891,148	£3,623,292	£3,593,824	£3,575,326	£3,529,079	£3,251,602	£3,097,448
60% LAR : 40% CIR	20%	£4,329,445	£3,121,233	£3,091,766	£3,073,266	£3,027,021	£2,749,544	£2,595,390
60% LAR : 40% CIR	25%	£3,767,742	£2,619,175	£2,589,708	£2,571,208	£2,524,962	£2,247,485	£2,093,332
60% LAR : 40% CIR	30%	£3,206,037	£2,117,116	£2,087,648	£2,069,150	£2,022,904	£1,745,427	£1,591,274
60% LAR : 40% CIR	35%	£2,644,334	£1,615,058	£1,585,590	£1,567,092	£1,520,846	£1,243,369	£1,089,215
60% LAR : 40% CIR	40%	£2,082,631	£1,113,000	£1,083,532	£1,065,034	£1,018,788	£741,311	£587,157
60% LAR : 40% CIR	45%	£1,520,927	£610,942	£581,474	£562,976	£516,730	£239,253	£85,099
60% LAR : 40% CIR	50%	£959,223	£108,884	£79,416	£60,918	£14,672	-£262,805	-£416,959

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,558,159	£7,111,366	£7,081,898	£7,063,400	£7,017,153	£6,739,676	£6,585,522
60% LAR : 40% CIR	5%	£7,996,456	£6,609,308	£6,579,840	£6,561,342	£6,515,095	£6,237,618	£6,083,464
60% LAR : 40% CIR	10%	£7,434,752	£6,107,250	£6,077,782	£6,059,284	£6,013,037	£5,735,560	£5,581,406
60% LAR : 40% CIR	15%	£6,873,048	£5,605,192	£5,575,724	£5,557,226	£5,510,979	£5,233,502	£5,079,348
60% LAR : 40% CIR	20%	£6,311,345	£5,103,133	£5,073,666	£5,055,166	£5,008,921	£4,731,444	£4,577,290
60% LAR : 40% CIR	25%	£5,749,642	£4,601,075	£4,571,608	£4,553,108	£4,506,862	£4,229,385	£4,075,232
60% LAR : 40% CIR	30%	£5,187,937	£4,099,016	£4,069,548	£4,051,050	£4,004,804	£3,727,327	£3,573,174
60% LAR : 40% CIR	35%	£4,626,234	£3,596,958	£3,567,490	£3,548,992	£3,502,746	£3,225,269	£3,071,115
60% LAR : 40% CIR	40%	£4,064,531	£3,094,900	£3,065,432	£3,046,934	£3,000,688	£2,723,211	£2,569,057
60% LAR : 40% CIR	45%	£3,502,827	£2,592,842	£2,563,374	£2,544,876	£2,498,630	£2,221,153	£2,066,999
60% LAR : 40% CIR	50%	£2,941,123	£2,090,784	£2,061,316	£2,042,818	£1,996,572	£1,719,095	£1,564,941

LB Camden
Local Plan Viability Testing 2025

Resi 9 - 30 Flats	
Value Area	**Zone B - £950 psf**

No Units	**30**
Site Area	**0.1 Ha**

Sales value inflation	**Grow**
Build cost inflation	**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£11,596,681	£10,134,243	£10,104,775	£10,086,276	£10,040,031	£9,762,554	£9,608,400
60% LAR : 40% CIR	5%	£10,986,056	£9,584,046	£9,554,578	£9,536,080	£9,489,833	£9,212,357	£9,058,202
60% LAR : 40% CIR	10%	£10,375,431	£9,033,849	£9,004,381	£8,985,883	£8,939,636	£8,662,159	£8,508,005
60% LAR : 40% CIR	15%	£9,764,807	£8,483,651	£8,454,184	£8,435,685	£8,389,439	£8,111,962	£7,957,808
60% LAR : 40% CIR	20%	£9,154,182	£7,933,454	£7,903,986	£7,885,488	£7,839,242	£7,561,765	£7,407,611
60% LAR : 40% CIR	25%	£8,543,557	£7,383,257	£7,353,789	£7,335,291	£7,289,045	£7,011,568	£6,857,415
60% LAR : 40% CIR	30%	£7,932,933	£6,833,061	£6,803,593	£6,785,094	£6,738,848	£6,461,371	£6,307,218
60% LAR : 40% CIR	35%	£7,322,308	£6,282,864	£6,253,396	£6,234,897	£6,188,651	£5,911,174	£5,757,020
60% LAR : 40% CIR	40%	£6,711,683	£5,732,667	£5,703,199	£5,684,700	£5,638,454	£5,360,977	£5,206,823
60% LAR : 40% CIR	45%	£6,101,058	£5,182,469	£5,153,001	£5,134,503	£5,088,257	£4,810,780	£4,656,626
60% LAR : 40% CIR	50%	£5,490,434	£4,632,272	£4,602,804	£4,584,306	£4,538,060	£4,260,583	£4,106,429

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,831,781	£369,343	£339,875	£321,376	£275,131	-£2,346	-£156,500
60% LAR : 40% CIR	5%	£1,221,156	-£180,854	-£210,322	-£228,820	-£275,067	-£552,543	-£706,698
60% LAR : 40% CIR	10%	£610,531	-£731,051	-£760,519	-£779,017	-£825,264	-£1,102,741	-£1,256,895
60% LAR : 40% CIR	15%	-£93	-£1,281,249	-£1,310,716	-£1,329,215	-£1,375,461	-£1,652,938	-£1,807,092
60% LAR : 40% CIR	20%	-£610,718	-£1,831,446	-£1,860,914	-£1,879,412	-£1,925,658	-£2,203,135	-£2,357,289
60% LAR : 40% CIR	25%	-£1,221,343	-£2,381,643	-£2,411,111	-£2,429,609	-£2,475,855	-£2,753,332	-£2,907,485
60% LAR : 40% CIR	30%	-£1,831,967	-£2,931,839	-£2,961,307	-£2,979,806	-£3,026,052	-£3,303,529	-£3,457,682
60% LAR : 40% CIR	35%	-£2,442,592	-£3,482,036	-£3,511,504	-£3,530,003	-£3,576,249	-£3,853,726	-£4,007,880
60% LAR : 40% CIR	40%	-£3,053,217	-£4,032,233	-£4,061,701	-£4,080,200	-£4,126,446	-£4,403,923	-£4,558,077
60% LAR : 40% CIR	45%	-£3,663,842	-£4,582,431	-£4,611,899	-£4,630,397	-£4,676,643	-£4,954,120	-£5,108,274
60% LAR : 40% CIR	50%	-£4,274,466	-£5,132,628	-£5,162,096	-£5,180,594	-£5,226,840	-£5,504,317	-£5,658,471

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,878,081	£4,415,643	£4,386,175	£4,367,676	£4,321,431	£4,043,954	£3,889,800
60% LAR : 40% CIR	5%	£5,267,456	£3,865,446	£3,835,978	£3,817,480	£3,771,233	£3,493,757	£3,339,602
60% LAR : 40% CIR	10%	£4,656,831	£3,315,249	£3,285,781	£3,267,283	£3,221,036	£2,943,559	£2,789,405
60% LAR : 40% CIR	15%	£4,046,207	£2,765,051	£2,735,584	£2,717,085	£2,670,839	£2,393,362	£2,239,208
60% LAR : 40% CIR	20%	£3,435,582	£2,214,854	£2,185,386	£2,166,888	£2,120,642	£1,843,165	£1,689,011
60% LAR : 40% CIR	25%	£2,824,957	£1,664,657	£1,635,189	£1,616,691	£1,570,445	£1,292,968	£1,138,815
60% LAR : 40% CIR	30%	£2,214,333	£1,114,461	£1,084,993	£1,066,494	£1,020,248	£742,771	£588,618
60% LAR : 40% CIR	35%	£1,603,708	£564,264	£534,796	£516,297	£470,051	£192,574	£38,420
60% LAR : 40% CIR	40%	£993,083	£14,067	-£15,401	-£33,900	-£80,146	-£357,623	-£511,777
60% LAR : 40% CIR	45%	£382,458	-£536,131	-£565,599	-£584,097	-£630,343	-£907,820	-£1,061,974
60% LAR : 40% CIR	50%	-£228,166	-£1,086,328	-£1,115,796	-£1,134,294	-£1,180,540	-£1,458,017	-£1,612,171

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,554,681	£6,092,243	£6,062,775	£6,044,276	£5,998,031	£5,720,554	£5,566,400
60% LAR : 40% CIR	5%	£6,944,056	£5,542,046	£5,512,578	£5,494,080	£5,447,833	£5,170,357	£5,016,202
60% LAR : 40% CIR	10%	£6,333,431	£4,991,849	£4,962,381	£4,943,883	£4,897,636	£4,620,159	£4,466,005
60% LAR : 40% CIR	15%	£5,722,807	£4,441,651	£4,412,184	£4,393,685	£4,347,439	£4,069,962	£3,915,808
60% LAR : 40% CIR	20%	£5,112,182	£3,891,454	£3,861,986	£3,843,488	£3,797,242	£3,519,765	£3,365,611
60% LAR : 40% CIR	25%	£4,501,557	£3,341,257	£3,311,789	£3,293,291	£3,247,045	£2,969,568	£2,815,415
60% LAR : 40% CIR	30%	£3,890,933	£2,791,061	£2,761,593	£2,743,094	£2,696,848	£2,419,371	£2,265,218
60% LAR : 40% CIR	35%	£3,280,308	£2,240,864	£2,211,396	£2,192,897	£2,146,651	£1,869,174	£1,715,020
60% LAR : 40% CIR	40%	£2,669,683	£1,690,667	£1,661,199	£1,642,700	£1,596,454	£1,318,977	£1,164,823
60% LAR : 40% CIR	45%	£2,059,058	£1,140,469	£1,111,001	£1,092,503	£1,046,257	£768,780	£614,626
60% LAR : 40% CIR	50%	£1,448,434	£590,272	£560,804	£542,306	£496,060	£218,583	£64,429

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,536,581	£8,074,143	£8,044,675	£8,026,176	£7,979,931	£7,702,454	£7,548,300
60% LAR : 40% CIR	5%	£8,925,956	£7,523,946	£7,494,478	£7,475,980	£7,429,733	£7,152,257	£6,998,102
60% LAR : 40% CIR	10%	£8,315,331	£6,973,749	£6,944,281	£6,925,783	£6,879,536	£6,602,059	£6,447,905
60% LAR : 40% CIR	15%	£7,704,707	£6,423,551	£6,394,084	£6,375,585	£6,329,339	£6,051,862	£5,897,708
60% LAR : 40% CIR	20%	£7,094,082	£5,873,354	£5,843,886	£5,825,388	£5,779,142	£5,501,665	£5,347,511
60% LAR : 40% CIR	25%	£6,483,457	£5,323,157	£5,293,689	£5,275,191	£5,228,945	£4,951,468	£4,797,315
60% LAR : 40% CIR	30%	£5,872,833	£4,772,961	£4,743,493	£4,724,994	£4,678,748	£4,401,271	£4,247,118
60% LAR : 40% CIR	35%	£5,262,208	£4,222,764	£4,193,296	£4,174,797	£4,128,551	£3,851,074	£3,696,920
60% LAR : 40% CIR	40%	£4,651,583	£3,672,567	£3,643,099	£3,624,600	£3,578,354	£3,300,877	£3,146,723
60% LAR : 40% CIR	45%	£4,040,958	£3,122,369	£3,092,901	£3,074,403	£3,028,157	£2,750,680	£2,596,526
60% LAR : 40% CIR	50%	£3,430,334	£2,572,172	£2,542,704	£2,524,206	£2,477,960	£2,200,483	£2,046,329

LB Camden
Local Plan Viability Testing 2025

Resi 9 - 30 Flats	Value Area	Zone B - £1,000 psf

No Units	30
Site Area	0.1 Ha

Sales value inflation	Grow
Build cost inflation	Grow
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£12,575,103	£11,097,019	£11,067,551	£11,049,053	£11,002,807	£10,725,330	£10,571,176
60% LAR : 40% CIR	5%	£11,915,558	£10,498,684	£10,469,216	£10,450,717	£10,404,472	£10,126,995	£9,972,841
60% LAR : 40% CIR	10%	£11,256,011	£9,900,348	£9,870,880	£9,852,382	£9,806,135	£9,528,658	£9,374,504
60% LAR : 40% CIR	15%	£10,596,465	£9,302,011	£9,272,543	£9,254,045	£9,207,799	£8,930,322	£8,776,169
60% LAR : 40% CIR	20%	£9,936,920	£8,703,676	£8,674,208	£8,655,710	£8,609,464	£8,331,987	£8,177,833
60% LAR : 40% CIR	25%	£9,277,374	£8,105,340	£8,075,872	£8,057,374	£8,011,127	£7,733,651	£7,579,496
60% LAR : 40% CIR	30%	£8,617,828	£7,507,004	£7,477,537	£7,459,037	£7,412,792	£7,135,315	£6,981,161
60% LAR : 40% CIR	35%	£7,958,283	£6,908,668	£6,879,200	£6,860,702	£6,814,456	£6,536,979	£6,382,825
60% LAR : 40% CIR	40%	£7,298,736	£6,310,332	£6,280,865	£6,262,366	£6,216,120	£5,938,643	£5,784,490
60% LAR : 40% CIR	45%	£6,639,191	£5,711,997	£5,682,529	£5,664,031	£5,617,784	£5,340,307	£5,186,153
60% LAR : 40% CIR	50%	£5,979,645	£5,113,660	£5,084,192	£5,065,694	£5,019,448	£4,741,971	£4,587,818

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,810,203	£1,332,119	£1,302,651	£1,284,153	£1,237,907	£960,430	£806,276
60% LAR : 40% CIR	5%	£2,150,658	£733,784	£704,316	£685,817	£639,572	£362,095	£207,941
60% LAR : 40% CIR	10%	£1,491,111	£135,448	£105,980	£87,482	£41,235	-£236,242	-£390,396
60% LAR : 40% CIR	15%	£831,565	-£462,889	-£492,357	-£510,855	-£557,101	-£834,578	-£988,731
60% LAR : 40% CIR	20%	£172,020	-£1,061,224	-£1,090,692	-£1,109,190	-£1,155,436	-£1,432,913	-£1,587,067
60% LAR : 40% CIR	25%	-£487,526	-£1,659,560	-£1,689,028	-£1,707,526	-£1,753,773	-£2,031,249	-£2,185,404
60% LAR : 40% CIR	30%	-£1,147,072	-£2,257,896	-£2,287,363	-£2,305,863	-£2,352,108	-£2,629,585	-£2,783,739
60% LAR : 40% CIR	35%	-£1,806,617	-£2,856,232	-£2,885,700	-£2,904,198	-£2,950,444	-£3,227,921	-£3,382,075
60% LAR : 40% CIR	40%	-£2,466,164	-£3,454,568	-£3,484,035	-£3,502,534	-£3,548,780	-£3,826,257	-£3,980,410
60% LAR : 40% CIR	45%	-£3,125,709	-£4,052,903	-£4,082,371	-£4,100,869	-£4,147,116	-£4,424,593	-£4,578,747
60% LAR : 40% CIR	50%	-£3,785,255	-£4,651,240	-£4,680,708	-£4,699,206	-£4,745,452	-£5,022,929	-£5,177,082

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,856,503	£5,378,419	£5,348,951	£5,330,453	£5,284,207	£5,006,730	£4,852,576
60% LAR : 40% CIR	5%	£6,196,958	£4,780,084	£4,750,616	£4,732,117	£4,685,872	£4,408,395	£4,254,241
60% LAR : 40% CIR	10%	£5,537,411	£4,181,748	£4,152,280	£4,133,782	£4,087,535	£3,810,058	£3,655,904
60% LAR : 40% CIR	15%	£4,877,865	£3,583,411	£3,553,943	£3,535,445	£3,489,199	£3,211,722	£3,057,569
60% LAR : 40% CIR	20%	£4,218,320	£2,985,076	£2,955,608	£2,937,110	£2,890,864	£2,613,387	£2,459,233
60% LAR : 40% CIR	25%	£3,558,774	£2,386,740	£2,357,272	£2,338,774	£2,292,527	£2,015,051	£1,860,896
60% LAR : 40% CIR	30%	£2,899,228	£1,788,404	£1,758,937	£1,740,437	£1,694,192	£1,416,715	£1,262,561
60% LAR : 40% CIR	35%	£2,239,683	£1,190,068	£1,160,600	£1,142,102	£1,095,856	£818,379	£664,225
60% LAR : 40% CIR	40%	£1,580,136	£591,732	£562,265	£543,766	£497,520	£220,043	£65,890
60% LAR : 40% CIR	45%	£920,591	-£6,603	-£36,071	-£54,569	-£100,816	-£378,293	-£532,447
60% LAR : 40% CIR	50%	£261,045	-£604,940	-£634,408	-£652,906	-£699,152	-£976,629	-£1,130,782

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,533,103	£7,055,019	£7,025,551	£7,007,053	£6,960,807	£6,683,330	£6,529,176
60% LAR : 40% CIR	5%	£7,873,558	£6,456,684	£6,427,216	£6,408,717	£6,362,472	£6,084,995	£5,930,841
60% LAR : 40% CIR	10%	£7,214,011	£5,858,348	£5,828,880	£5,810,382	£5,764,135	£5,486,658	£5,332,504
60% LAR : 40% CIR	15%	£6,554,465	£5,260,011	£5,230,543	£5,212,045	£5,165,799	£4,888,322	£4,734,169
60% LAR : 40% CIR	20%	£5,894,920	£4,661,676	£4,632,208	£4,613,710	£4,567,464	£4,289,987	£4,135,833
60% LAR : 40% CIR	25%	£5,235,374	£4,063,340	£4,033,872	£4,015,374	£3,969,127	£3,691,651	£3,537,496
60% LAR : 40% CIR	30%	£4,575,828	£3,465,004	£3,435,537	£3,417,037	£3,370,792	£3,093,315	£2,939,161
60% LAR : 40% CIR	35%	£3,916,283	£2,866,668	£2,837,200	£2,818,702	£2,772,456	£2,494,979	£2,340,825
60% LAR : 40% CIR	40%	£3,256,736	£2,268,332	£2,238,865	£2,220,366	£2,174,120	£1,896,643	£1,742,490
60% LAR : 40% CIR	45%	£2,597,191	£1,669,997	£1,640,529	£1,622,031	£1,575,784	£1,298,307	£1,144,153
60% LAR : 40% CIR	50%	£1,937,645	£1,071,660	£1,042,192	£1,023,694	£977,448	£699,971	£545,818

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,515,003	£9,036,919	£9,007,451	£8,988,953	£8,942,707	£8,665,230	£8,511,076
60% LAR : 40% CIR	5%	£9,855,458	£8,438,584	£8,409,116	£8,390,617	£8,344,372	£8,066,895	£7,912,741
60% LAR : 40% CIR	10%	£9,195,911	£7,840,248	£7,810,780	£7,792,282	£7,746,035	£7,468,558	£7,314,404
60% LAR : 40% CIR	15%	£8,536,365	£7,241,911	£7,212,443	£7,193,945	£7,147,699	£6,870,222	£6,716,069
60% LAR : 40% CIR	20%	£7,876,820	£6,643,576	£6,614,108	£6,595,610	£6,549,364	£6,271,887	£6,117,733
60% LAR : 40% CIR	25%	£7,217,274	£6,045,240	£6,015,772	£5,997,274	£5,951,027	£5,673,551	£5,519,396
60% LAR : 40% CIR	30%	£6,557,728	£5,446,904	£5,417,437	£5,398,937	£5,352,692	£5,075,215	£4,921,061
60% LAR : 40% CIR	35%	£5,898,183	£4,848,568	£4,819,100	£4,800,602	£4,754,356	£4,476,879	£4,322,725
60% LAR : 40% CIR	40%	£5,238,636	£4,250,232	£4,220,765	£4,202,266	£4,156,020	£3,878,543	£3,724,390
60% LAR : 40% CIR	45%	£4,579,091	£3,651,897	£3,622,429	£3,603,931	£3,557,684	£3,280,207	£3,126,053
60% LAR : 40% CIR	50%	£3,919,545	£3,053,560	£3,024,092	£3,005,594	£2,959,348	£2,681,871	£2,527,718

LB Camden
Local Plan Viability Testing 2025

Resi 9 - 30 Flats	
No Units	30
Site Area	0.1 Ha

Value Area	Zone B - £1,050 psf	
Sales value inflation		Grow
Build cost inflation		Grow
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£13,553,525	£12,059,796	£12,030,329	£12,011,829	£11,965,584	£11,688,107	£11,533,953
60% LAR : 40% CIR	5%	£12,845,058	£11,413,321	£11,383,853	£11,365,355	£11,319,109	£11,041,632	£10,887,479
60% LAR : 40% CIR	10%	£12,136,591	£10,766,847	£10,737,379	£10,718,881	£10,672,634	£10,395,157	£10,241,003
60% LAR : 40% CIR	15%	£11,428,124	£10,120,372	£10,090,904	£10,072,405	£10,026,160	£9,748,683	£9,594,529
60% LAR : 40% CIR	20%	£10,719,657	£9,473,897	£9,444,429	£9,425,931	£9,379,684	£9,102,208	£8,948,055
60% LAR : 40% CIR	25%	£10,011,191	£8,827,422	£8,797,955	£8,779,456	£8,733,210	£8,455,733	£8,301,579
60% LAR : 40% CIR	30%	£9,302,724	£8,180,948	£8,151,480	£8,132,981	£8,086,736	£7,809,259	£7,655,105
60% LAR : 40% CIR	35%	£8,594,256	£7,534,473	£7,505,006	£7,486,507	£7,440,260	£7,162,783	£7,008,630
60% LAR : 40% CIR	40%	£7,885,790	£6,887,998	£6,858,530	£6,840,032	£6,793,786	£6,516,309	£6,362,155
60% LAR : 40% CIR	45%	£7,177,323	£6,241,524	£6,212,056	£6,193,558	£6,147,311	£5,869,835	£5,715,681
60% LAR : 40% CIR	50%	£6,468,856	£5,595,049	£5,565,582	£5,547,082	£5,500,836	£5,223,360	£5,069,206

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,788,625	£2,294,896	£2,265,429	£2,246,929	£2,200,684	£1,923,207	£1,769,053
60% LAR : 40% CIR	5%	£3,080,158	£1,648,421	£1,618,953	£1,600,455	£1,554,209	£1,276,732	£1,122,579
60% LAR : 40% CIR	10%	£2,371,691	£1,001,947	£972,479	£953,981	£907,734	£630,257	£476,103
60% LAR : 40% CIR	15%	£1,663,224	£355,472	£326,004	£307,505	£261,260	-£16,217	-£170,371
60% LAR : 40% CIR	20%	£954,757	-£291,003	-£320,471	-£338,969	-£385,216	-£662,692	-£816,845
60% LAR : 40% CIR	25%	£246,291	-£937,478	-£966,945	-£985,444	-£1,031,690	-£1,309,167	-£1,463,321
60% LAR : 40% CIR	30%	-£462,176	-£1,583,952	-£1,613,420	-£1,631,919	-£1,678,164	-£1,955,641	-£2,109,795
60% LAR : 40% CIR	35%	-£1,170,644	-£2,230,427	-£2,259,894	-£2,278,393	-£2,324,640	-£2,602,117	-£2,756,270
60% LAR : 40% CIR	40%	-£1,879,110	-£2,876,902	-£2,906,370	-£2,924,868	-£2,971,114	-£3,248,591	-£3,402,745
60% LAR : 40% CIR	45%	-£2,587,577	-£3,523,376	-£3,552,844	-£3,571,342	-£3,617,589	-£3,895,065	-£4,049,219
60% LAR : 40% CIR	50%	-£3,296,044	-£4,169,851	-£4,199,318	-£4,217,818	-£4,264,064	-£4,541,540	-£4,695,694

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,834,925	£6,341,196	£6,311,729	£6,293,229	£6,246,984	£5,969,507	£5,815,353
60% LAR : 40% CIR	5%	£7,126,458	£5,694,721	£5,665,253	£5,646,755	£5,600,509	£5,323,032	£5,168,879
60% LAR : 40% CIR	10%	£6,417,991	£5,048,247	£5,018,779	£5,000,281	£4,954,034	£4,676,557	£4,522,403
60% LAR : 40% CIR	15%	£5,709,524	£4,401,772	£4,372,304	£4,353,805	£4,307,560	£4,030,083	£3,875,929
60% LAR : 40% CIR	20%	£5,001,057	£3,755,297	£3,725,829	£3,707,331	£3,661,084	£3,383,608	£3,229,455
60% LAR : 40% CIR	25%	£4,292,591	£3,108,822	£3,079,355	£3,060,856	£3,014,610	£2,737,133	£2,582,979
60% LAR : 40% CIR	30%	£3,584,124	£2,462,348	£2,432,880	£2,414,381	£2,368,136	£2,090,659	£1,936,505
60% LAR : 40% CIR	35%	£2,875,656	£1,815,873	£1,786,406	£1,767,907	£1,721,660	£1,444,183	£1,290,030
60% LAR : 40% CIR	40%	£2,167,190	£1,169,398	£1,139,930	£1,121,432	£1,075,186	£797,709	£643,555
60% LAR : 40% CIR	45%	£1,458,723	£522,924	£493,456	£474,958	£428,711	£151,235	-£2,919
60% LAR : 40% CIR	50%	£750,256	-£123,551	-£153,018	-£171,518	-£217,764	-£495,240	-£649,394

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,511,525	£8,017,796	£7,988,329	£7,969,829	£7,923,584	£7,646,107	£7,491,953
60% LAR : 40% CIR	5%	£8,803,058	£7,371,321	£7,341,853	£7,323,355	£7,277,109	£6,999,632	£6,845,479
60% LAR : 40% CIR	10%	£8,094,591	£6,724,847	£6,695,379	£6,676,881	£6,630,634	£6,353,157	£6,199,003
60% LAR : 40% CIR	15%	£7,386,124	£6,078,372	£6,048,904	£6,030,405	£5,984,160	£5,706,683	£5,552,529
60% LAR : 40% CIR	20%	£6,677,657	£5,431,897	£5,402,429	£5,383,931	£5,337,684	£5,060,208	£4,906,055
60% LAR : 40% CIR	25%	£5,969,191	£4,785,422	£4,755,955	£4,737,456	£4,691,210	£4,413,733	£4,259,579
60% LAR : 40% CIR	30%	£5,260,724	£4,138,948	£4,109,480	£4,090,981	£4,044,736	£3,767,259	£3,613,105
60% LAR : 40% CIR	35%	£4,552,256	£3,492,473	£3,463,006	£3,444,507	£3,398,260	£3,120,783	£2,966,630
60% LAR : 40% CIR	40%	£3,843,790	£2,845,998	£2,816,530	£2,798,032	£2,751,786	£2,474,309	£2,320,155
60% LAR : 40% CIR	45%	£3,135,323	£2,199,524	£2,170,056	£2,151,558	£2,105,311	£1,827,835	£1,673,681
60% LAR : 40% CIR	50%	£2,426,856	£1,553,049	£1,523,582	£1,505,082	£1,458,836	£1,181,360	£1,027,206

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,493,425	£9,999,696	£9,970,229	£9,951,729	£9,905,484	£9,628,007	£9,473,853
60% LAR : 40% CIR	5%	£10,784,958	£9,353,221	£9,323,753	£9,305,255	£9,259,009	£8,981,532	£8,827,379
60% LAR : 40% CIR	10%	£10,076,491	£8,706,747	£8,677,279	£8,658,781	£8,612,534	£8,335,057	£8,180,903
60% LAR : 40% CIR	15%	£9,368,024	£8,060,272	£8,030,804	£8,012,305	£7,966,060	£7,688,583	£7,534,429
60% LAR : 40% CIR	20%	£8,659,557	£7,413,797	£7,384,329	£7,365,831	£7,319,584	£7,042,108	£6,887,955
60% LAR : 40% CIR	25%	£7,951,091	£6,767,322	£6,737,855	£6,719,356	£6,673,110	£6,395,633	£6,241,479
60% LAR : 40% CIR	30%	£7,242,624	£6,120,848	£6,091,380	£6,072,881	£6,026,636	£5,749,159	£5,595,005
60% LAR : 40% CIR	35%	£6,534,156	£5,474,373	£5,444,906	£5,426,407	£5,380,160	£5,102,683	£4,948,530
60% LAR : 40% CIR	40%	£5,825,690	£4,827,898	£4,798,430	£4,779,932	£4,733,686	£4,456,209	£4,302,055
60% LAR : 40% CIR	45%	£5,117,223	£4,181,424	£4,151,956	£4,133,458	£4,087,211	£3,809,735	£3,655,581
60% LAR : 40% CIR	50%	£4,408,756	£3,534,949	£3,505,482	£3,486,982	£3,440,736	£3,163,260	£3,009,106

LB Camden
Local Plan Viability Testing 2025

Resi 9 - 30 Flats		**Value Area**	**Zone B - £1,100 psf**

No Units	**30**
Site Area	**0.1 Ha**

Sales value inflation	**Grow**
Build cost inflation	**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£14,531,946	£13,022,573	£12,993,105	£12,974,607	£12,928,360	£12,650,883	£12,496,729
60% LAR : 40% CIR	5%	£13,774,558	£12,327,959	£12,298,491	£12,279,993	£12,233,747	£11,956,270	£11,802,116
60% LAR : 40% CIR	10%	£13,017,170	£11,633,346	£11,603,878	£11,585,380	£11,539,133	£11,261,656	£11,107,502
60% LAR : 40% CIR	15%	£12,259,782	£10,938,732	£10,909,264	£10,890,766	£10,844,520	£10,567,043	£10,412,889
60% LAR : 40% CIR	20%	£11,502,394	£10,244,119	£10,214,651	£10,196,153	£10,149,906	£9,872,429	£9,718,275
60% LAR : 40% CIR	25%	£10,745,007	£9,549,505	£9,520,037	£9,501,539	£9,455,293	£9,177,816	£9,023,662
60% LAR : 40% CIR	30%	£9,987,619	£8,854,892	£8,825,424	£8,806,926	£8,760,679	£8,483,202	£8,329,048
60% LAR : 40% CIR	35%	£9,230,231	£8,160,278	£8,130,810	£8,112,312	£8,066,066	£7,788,589	£7,634,435
60% LAR : 40% CIR	40%	£8,472,843	£7,465,665	£7,436,197	£7,417,699	£7,371,452	£7,093,975	£6,939,821
60% LAR : 40% CIR	45%	£7,715,455	£6,771,051	£6,741,583	£6,723,085	£6,676,839	£6,399,362	£6,245,208
60% LAR : 40% CIR	50%	£6,958,067	£6,076,438	£6,046,970	£6,028,471	£5,982,225	£5,704,748	£5,550,594

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,767,046	£3,257,673	£3,228,205	£3,209,707	£3,163,460	£2,885,983	£2,731,829
60% LAR : 40% CIR	5%	£4,009,658	£2,563,059	£2,533,591	£2,515,093	£2,468,847	£2,191,370	£2,037,216
60% LAR : 40% CIR	10%	£3,252,270	£1,868,446	£1,838,978	£1,820,480	£1,774,233	£1,496,756	£1,342,602
60% LAR : 40% CIR	15%	£2,494,882	£1,173,832	£1,144,364	£1,125,866	£1,079,620	£802,143	£647,989
60% LAR : 40% CIR	20%	£1,737,494	£479,219	£449,751	£431,253	£385,006	£107,529	-£46,625
60% LAR : 40% CIR	25%	£980,107	-£215,395	-£244,863	-£263,361	-£309,607	-£587,084	-£741,238
60% LAR : 40% CIR	30%	£222,719	-£910,008	-£939,476	-£957,974	-£1,004,221	-£1,281,698	-£1,435,852
60% LAR : 40% CIR	35%	-£534,669	-£1,604,622	-£1,634,090	-£1,652,588	-£1,698,834	-£1,976,311	-£2,130,465
60% LAR : 40% CIR	40%	-£1,292,057	-£2,299,235	-£2,328,703	-£2,347,201	-£2,393,448	-£2,670,925	-£2,825,079
60% LAR : 40% CIR	45%	-£2,049,445	-£2,993,849	-£3,023,317	-£3,041,815	-£3,088,061	-£3,365,538	-£3,519,692
60% LAR : 40% CIR	50%	-£2,806,833	-£3,688,462	-£3,717,930	-£3,736,429	-£3,782,675	-£4,060,152	-£4,214,306

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,813,346	£7,303,973	£7,274,505	£7,256,007	£7,209,760	£6,932,283	£6,778,129
60% LAR : 40% CIR	5%	£8,055,958	£6,609,359	£6,579,891	£6,561,393	£6,515,147	£6,237,670	£6,083,516
60% LAR : 40% CIR	10%	£7,298,570	£5,914,746	£5,885,278	£5,866,780	£5,820,533	£5,543,056	£5,388,902
60% LAR : 40% CIR	15%	£6,541,182	£5,220,132	£5,190,664	£5,172,166	£5,125,920	£4,848,443	£4,694,289
60% LAR : 40% CIR	20%	£5,783,794	£4,525,519	£4,496,051	£4,477,553	£4,431,306	£4,153,829	£3,999,675
60% LAR : 40% CIR	25%	£5,026,407	£3,830,905	£3,801,437	£3,782,939	£3,736,693	£3,459,216	£3,305,062
60% LAR : 40% CIR	30%	£4,269,019	£3,136,292	£3,106,824	£3,088,326	£3,042,079	£2,764,602	£2,610,448
60% LAR : 40% CIR	35%	£3,511,631	£2,441,678	£2,412,210	£2,393,712	£2,347,466	£2,069,989	£1,915,835
60% LAR : 40% CIR	40%	£2,754,243	£1,747,065	£1,717,597	£1,699,099	£1,652,852	£1,375,375	£1,221,221
60% LAR : 40% CIR	45%	£1,996,855	£1,052,451	£1,022,983	£1,004,485	£958,239	£680,762	£526,608
60% LAR : 40% CIR	50%	£1,239,467	£357,838	£328,370	£309,871	£263,625	-£13,852	-£168,006

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,489,946	£8,980,573	£8,951,105	£8,932,607	£8,886,360	£8,608,883	£8,454,729
60% LAR : 40% CIR	5%	£9,732,558	£8,285,959	£8,256,491	£8,237,993	£8,191,747	£7,914,270	£7,760,116
60% LAR : 40% CIR	10%	£8,975,170	£7,591,346	£7,561,878	£7,543,380	£7,497,133	£7,219,656	£7,065,502
60% LAR : 40% CIR	15%	£8,217,782	£6,896,732	£6,867,264	£6,848,766	£6,802,520	£6,525,043	£6,370,889
60% LAR : 40% CIR	20%	£7,460,394	£6,202,119	£6,172,651	£6,154,153	£6,107,906	£5,830,429	£5,676,275
60% LAR : 40% CIR	25%	£6,703,007	£5,507,505	£5,478,037	£5,459,539	£5,413,293	£5,135,816	£4,981,662
60% LAR : 40% CIR	30%	£5,945,619	£4,812,892	£4,783,424	£4,764,926	£4,718,679	£4,441,202	£4,287,048
60% LAR : 40% CIR	35%	£5,188,231	£4,118,278	£4,088,810	£4,070,312	£4,024,066	£3,746,589	£3,592,435
60% LAR : 40% CIR	40%	£4,430,843	£3,423,665	£3,394,197	£3,375,699	£3,329,452	£3,051,975	£2,897,821
60% LAR : 40% CIR	45%	£3,673,455	£2,729,051	£2,699,583	£2,681,085	£2,634,839	£2,357,362	£2,203,208
60% LAR : 40% CIR	50%	£2,916,067	£2,034,438	£2,004,970	£1,986,471	£1,940,225	£1,662,748	£1,508,594

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,471,846	£10,962,473	£10,933,005	£10,914,507	£10,868,260	£10,590,783	£10,436,629
60% LAR : 40% CIR	5%	£11,714,458	£10,267,859	£10,238,391	£10,219,893	£10,173,647	£9,896,170	£9,742,016
60% LAR : 40% CIR	10%	£10,957,070	£9,573,246	£9,543,778	£9,525,280	£9,479,033	£9,201,556	£9,047,402
60% LAR : 40% CIR	15%	£10,199,682	£8,878,632	£8,849,164	£8,830,666	£8,784,420	£8,506,943	£8,352,789
60% LAR : 40% CIR	20%	£9,442,294	£8,184,019	£8,154,551	£8,136,053	£8,089,806	£7,812,329	£7,658,175
60% LAR : 40% CIR	25%	£8,684,907	£7,489,405	£7,459,937	£7,441,439	£7,395,193	£7,117,716	£6,963,562
60% LAR : 40% CIR	30%	£7,927,519	£6,794,792	£6,765,324	£6,746,826	£6,700,579	£6,423,102	£6,268,948
60% LAR : 40% CIR	35%	£7,170,131	£6,100,178	£6,070,710	£6,052,212	£6,005,966	£5,728,489	£5,574,335
60% LAR : 40% CIR	40%	£6,412,743	£5,405,565	£5,376,097	£5,357,599	£5,311,352	£5,033,875	£4,879,721
60% LAR : 40% CIR	45%	£5,655,355	£4,710,951	£4,681,483	£4,662,985	£4,616,739	£4,339,262	£4,185,108
60% LAR : 40% CIR	50%	£4,897,967	£4,016,338	£3,986,870	£3,968,371	£3,922,125	£3,644,648	£3,490,494

LB Camden
Local Plan Viability Testing 2025

Resi 9 - 30 Flats		Value Area	Zone B - £1,150 psf

No Units	30
Site Area	0.1 Ha

Sales value inflation		Grow
Build cost inflation		Grow
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£15,510,368	£13,985,350	£13,955,882	£13,937,383	£13,891,138	£13,613,661	£13,459,507
60% LAR : 40% CIR	5%	£14,704,060	£13,242,597	£13,213,129	£13,194,631	£13,148,385	£12,870,908	£12,716,754
60% LAR : 40% CIR	10%	£13,897,750	£12,499,845	£12,470,377	£12,451,879	£12,405,632	£12,128,155	£11,974,001
60% LAR : 40% CIR	15%	£13,091,441	£11,757,092	£11,727,624	£11,709,126	£11,662,880	£11,385,403	£11,231,250
60% LAR : 40% CIR	20%	£12,285,132	£11,014,340	£10,984,873	£10,966,373	£10,920,127	£10,642,651	£10,488,497
60% LAR : 40% CIR	25%	£11,478,823	£10,271,588	£10,242,120	£10,223,622	£10,177,375	£9,899,899	£9,745,744
60% LAR : 40% CIR	30%	£10,672,514	£9,528,835	£9,499,367	£9,480,869	£9,434,623	£9,157,146	£9,002,992
60% LAR : 40% CIR	35%	£9,866,205	£8,786,083	£8,756,615	£8,738,117	£8,691,870	£8,414,393	£8,260,240
60% LAR : 40% CIR	40%	£9,059,896	£8,043,331	£8,013,863	£7,995,364	£7,949,118	£7,671,642	£7,517,488
60% LAR : 40% CIR	45%	£8,253,587	£7,300,578	£7,271,110	£7,252,611	£7,206,366	£6,928,889	£6,774,735
60% LAR : 40% CIR	50%	£7,447,277	£6,557,826	£6,528,358	£6,509,860	£6,463,613	£6,186,136	£6,031,982

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,745,468	£4,220,450	£4,190,982	£4,172,483	£4,126,238	£3,848,761	£3,694,607
60% LAR : 40% CIR	5%	£4,939,160	£3,477,697	£3,448,229	£3,429,731	£3,383,485	£3,106,008	£2,951,854
60% LAR : 40% CIR	10%	£4,132,850	£2,734,945	£2,705,477	£2,686,979	£2,640,732	£2,363,255	£2,209,101
60% LAR : 40% CIR	15%	£3,326,541	£1,992,192	£1,962,724	£1,944,226	£1,897,980	£1,620,503	£1,466,350
60% LAR : 40% CIR	20%	£2,520,232	£1,249,440	£1,219,973	£1,201,473	£1,155,227	£877,751	£723,597
60% LAR : 40% CIR	25%	£1,713,923	£506,688	£477,220	£458,722	£412,475	£134,999	-£19,156
60% LAR : 40% CIR	30%	£907,614	-£236,065	-£265,533	-£284,031	-£330,277	-£607,754	-£761,908
60% LAR : 40% CIR	35%	£101,305	-£978,817	-£1,008,285	-£1,026,783	-£1,073,030	-£1,350,507	-£1,504,660
60% LAR : 40% CIR	40%	-£705,004	-£1,721,569	-£1,751,037	-£1,769,536	-£1,815,782	-£2,093,258	-£2,247,412
60% LAR : 40% CIR	45%	-£1,511,313	-£2,464,322	-£2,493,790	-£2,512,289	-£2,558,534	-£2,836,011	-£2,990,165
60% LAR : 40% CIR	50%	-£2,317,623	-£3,207,074	-£3,236,542	-£3,255,040	-£3,301,287	-£3,578,764	-£3,732,918

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,791,768	£8,266,750	£8,237,282	£8,218,783	£8,172,538	£7,895,061	£7,740,907
60% LAR : 40% CIR	5%	£8,985,460	£7,523,997	£7,494,529	£7,476,031	£7,429,785	£7,152,308	£6,998,154
60% LAR : 40% CIR	10%	£8,179,150	£6,781,245	£6,751,777	£6,733,279	£6,687,032	£6,409,555	£6,255,401
60% LAR : 40% CIR	15%	£7,372,841	£6,038,492	£6,009,024	£5,990,526	£5,944,280	£5,666,803	£5,512,650
60% LAR : 40% CIR	20%	£6,566,532	£5,295,740	£5,266,273	£5,247,773	£5,201,527	£4,924,051	£4,769,897
60% LAR : 40% CIR	25%	£5,760,223	£4,552,988	£4,523,520	£4,505,022	£4,458,775	£4,181,299	£4,027,144
60% LAR : 40% CIR	30%	£4,953,914	£3,810,235	£3,780,767	£3,762,269	£3,716,023	£3,438,546	£3,284,392
60% LAR : 40% CIR	35%	£4,147,605	£3,067,483	£3,038,015	£3,019,517	£2,973,270	£2,695,793	£2,541,640
60% LAR : 40% CIR	40%	£3,341,296	£2,324,731	£2,295,263	£2,276,764	£2,230,518	£1,953,042	£1,798,888
60% LAR : 40% CIR	45%	£2,534,987	£1,581,978	£1,552,510	£1,534,011	£1,487,766	£1,210,289	£1,056,135
60% LAR : 40% CIR	50%	£1,728,677	£839,226	£809,758	£791,260	£745,013	£467,536	£313,382

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,468,368	£9,943,350	£9,913,882	£9,895,383	£9,849,138	£9,571,661	£9,417,507
60% LAR : 40% CIR	5%	£10,662,060	£9,200,597	£9,171,129	£9,152,631	£9,106,385	£8,828,908	£8,674,754
60% LAR : 40% CIR	10%	£9,855,750	£8,457,845	£8,428,377	£8,409,879	£8,363,632	£8,086,155	£7,932,001
60% LAR : 40% CIR	15%	£9,049,441	£7,715,092	£7,685,624	£7,667,126	£7,620,880	£7,343,403	£7,189,250
60% LAR : 40% CIR	20%	£8,243,132	£6,972,340	£6,942,873	£6,924,373	£6,878,127	£6,600,651	£6,446,497
60% LAR : 40% CIR	25%	£7,436,823	£6,229,588	£6,200,120	£6,181,622	£6,135,375	£5,857,899	£5,703,744
60% LAR : 40% CIR	30%	£6,630,514	£5,486,835	£5,457,367	£5,438,869	£5,392,623	£5,115,146	£4,960,992
60% LAR : 40% CIR	35%	£5,824,205	£4,744,083	£4,714,615	£4,696,117	£4,649,870	£4,372,393	£4,218,240
60% LAR : 40% CIR	40%	£5,017,896	£4,001,331	£3,971,863	£3,953,364	£3,907,118	£3,629,642	£3,475,488
60% LAR : 40% CIR	45%	£4,211,587	£3,258,578	£3,229,110	£3,210,611	£3,164,366	£2,886,889	£2,732,735
60% LAR : 40% CIR	50%	£3,405,277	£2,515,826	£2,486,358	£2,467,860	£2,421,613	£2,144,136	£1,989,982

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,450,268	£11,925,250	£11,895,782	£11,877,283	£11,831,038	£11,553,561	£11,399,407
60% LAR : 40% CIR	5%	£12,643,960	£11,182,497	£11,153,029	£11,134,531	£11,088,285	£10,810,808	£10,656,654
60% LAR : 40% CIR	10%	£11,837,650	£10,439,745	£10,410,277	£10,391,779	£10,345,532	£10,068,055	£9,913,901
60% LAR : 40% CIR	15%	£11,031,341	£9,696,992	£9,667,524	£9,649,026	£9,602,780	£9,325,303	£9,171,150
60% LAR : 40% CIR	20%	£10,225,032	£8,954,240	£8,924,773	£8,906,273	£8,860,027	£8,582,551	£8,428,397
60% LAR : 40% CIR	25%	£9,418,723	£8,211,488	£8,182,020	£8,163,522	£8,117,275	£7,839,799	£7,685,644
60% LAR : 40% CIR	30%	£8,612,414	£7,468,735	£7,439,267	£7,420,769	£7,374,523	£7,097,046	£6,942,892
60% LAR : 40% CIR	35%	£7,806,105	£6,725,983	£6,696,515	£6,678,017	£6,631,770	£6,354,293	£6,200,140
60% LAR : 40% CIR	40%	£6,999,796	£5,983,231	£5,953,763	£5,935,264	£5,889,018	£5,611,542	£5,457,388
60% LAR : 40% CIR	45%	£6,193,487	£5,240,478	£5,211,010	£5,192,511	£5,146,266	£4,868,789	£4,714,635
60% LAR : 40% CIR	50%	£5,387,177	£4,497,726	£4,468,258	£4,449,760	£4,403,513	£4,126,036	£3,971,882

LB Camden
Local Plan Viability Testing 2025

Resi 9 - 30 Flats	
No Units	30
Site Area	0.1 Ha

Value Area	**Zone B - £1,200 psf**	
Sales value inflation		Grow
Build cost inflation		Grow
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£16,488,790	£14,948,126	£14,918,658	£14,900,160	£14,853,914	£14,576,437	£14,422,283
60% LAR : 40% CIR	5%	£15,633,560	£14,157,235	£14,127,768	£14,109,268	£14,063,023	£13,785,546	£13,631,392
60% LAR : 40% CIR	10%	£14,778,330	£13,366,344	£13,336,876	£13,318,378	£13,272,131	£12,994,654	£12,840,500
60% LAR : 40% CIR	15%	£13,923,100	£12,575,453	£12,545,985	£12,527,486	£12,481,241	£12,203,764	£12,049,610
60% LAR : 40% CIR	20%	£13,067,869	£11,784,561	£11,755,093	£11,736,595	£11,690,349	£11,412,872	£11,258,718
60% LAR : 40% CIR	25%	£12,212,639	£10,993,670	£10,964,203	£10,945,703	£10,899,458	£10,621,981	£10,467,827
60% LAR : 40% CIR	30%	£11,357,410	£10,202,779	£10,173,311	£10,154,813	£10,108,566	£9,831,089	£9,676,935
60% LAR : 40% CIR	35%	£10,502,180	£9,411,888	£9,382,420	£9,363,921	£9,317,676	£9,040,199	£8,886,045
60% LAR : 40% CIR	40%	£9,646,949	£8,620,996	£8,591,528	£8,573,030	£8,526,784	£8,249,307	£8,095,153
60% LAR : 40% CIR	45%	£8,791,719	£7,830,105	£7,800,638	£7,782,138	£7,735,893	£7,458,416	£7,304,262
60% LAR : 40% CIR	50%	£7,936,489	£7,039,214	£7,009,746	£6,991,248	£6,945,001	£6,667,525	£6,513,371

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,723,890	£5,183,226	£5,153,758	£5,135,260	£5,089,014	£4,811,537	£4,657,383
60% LAR : 40% CIR	5%	£5,868,660	£4,392,335	£4,362,868	£4,344,368	£4,298,123	£4,020,646	£3,866,492
60% LAR : 40% CIR	10%	£5,013,430	£3,601,444	£3,571,976	£3,553,478	£3,507,231	£3,229,754	£3,075,600
60% LAR : 40% CIR	15%	£4,158,200	£2,810,553	£2,781,085	£2,762,586	£2,716,341	£2,438,864	£2,284,710
60% LAR : 40% CIR	20%	£3,302,969	£2,019,661	£1,990,193	£1,971,695	£1,925,449	£1,647,972	£1,493,818
60% LAR : 40% CIR	25%	£2,447,739	£1,228,770	£1,199,303	£1,180,803	£1,134,558	£857,081	£702,927
60% LAR : 40% CIR	30%	£1,592,510	£437,879	£408,411	£389,913	£343,666	£66,189	-£87,965
60% LAR : 40% CIR	35%	£737,280	-£353,012	-£382,480	-£400,979	-£447,224	-£724,701	-£878,855
60% LAR : 40% CIR	40%	-£117,951	-£1,143,904	-£1,173,372	-£1,191,870	-£1,238,116	-£1,515,593	-£1,669,747
60% LAR : 40% CIR	45%	-£973,181	-£1,934,795	-£1,964,262	-£1,982,762	-£2,029,007	-£2,306,484	-£2,460,638
60% LAR : 40% CIR	50%	-£1,828,411	-£2,725,686	-£2,755,154	-£2,773,652	-£2,819,899	-£3,097,375	-£3,251,529

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,770,190	£9,229,526	£9,200,058	£9,181,560	£9,135,314	£8,857,837	£8,703,683
60% LAR : 40% CIR	5%	£9,914,960	£8,438,635	£8,409,168	£8,390,668	£8,344,423	£8,066,946	£7,912,792
60% LAR : 40% CIR	10%	£9,059,730	£7,647,744	£7,618,276	£7,599,778	£7,553,531	£7,276,054	£7,121,900
60% LAR : 40% CIR	15%	£8,204,500	£6,856,853	£6,827,385	£6,808,886	£6,762,641	£6,485,164	£6,331,010
60% LAR : 40% CIR	20%	£7,349,269	£6,065,961	£6,036,493	£6,017,995	£5,971,749	£5,694,272	£5,540,118
60% LAR : 40% CIR	25%	£6,494,039	£5,275,070	£5,245,603	£5,227,103	£5,180,858	£4,903,381	£4,749,227
60% LAR : 40% CIR	30%	£5,638,810	£4,484,179	£4,454,711	£4,436,213	£4,389,966	£4,112,489	£3,958,335
60% LAR : 40% CIR	35%	£4,783,580	£3,693,288	£3,663,820	£3,645,321	£3,599,076	£3,321,599	£3,167,445
60% LAR : 40% CIR	40%	£3,928,349	£2,902,396	£2,872,928	£2,854,430	£2,808,184	£2,530,707	£2,376,553
60% LAR : 40% CIR	45%	£3,073,119	£2,111,505	£2,082,038	£2,063,538	£2,017,293	£1,739,816	£1,585,662
60% LAR : 40% CIR	50%	£2,217,889	£1,320,614	£1,291,146	£1,272,648	£1,226,401	£948,925	£794,771

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,446,790	£10,906,126	£10,876,658	£10,858,160	£10,811,914	£10,534,437	£10,380,283
60% LAR : 40% CIR	5%	£11,591,560	£10,115,235	£10,085,768	£10,067,268	£10,021,023	£9,743,546	£9,589,392
60% LAR : 40% CIR	10%	£10,736,330	£9,324,344	£9,294,876	£9,276,378	£9,230,131	£8,952,654	£8,798,500
60% LAR : 40% CIR	15%	£9,881,100	£8,533,453	£8,503,985	£8,485,486	£8,439,241	£8,161,764	£8,007,610
60% LAR : 40% CIR	20%	£9,025,869	£7,742,561	£7,713,093	£7,694,595	£7,648,349	£7,370,872	£7,216,718
60% LAR : 40% CIR	25%	£8,170,639	£6,951,670	£6,922,203	£6,903,703	£6,857,458	£6,579,981	£6,425,827
60% LAR : 40% CIR	30%	£7,315,410	£6,160,779	£6,131,311	£6,112,813	£6,066,566	£5,789,089	£5,634,935
60% LAR : 40% CIR	35%	£6,460,180	£5,369,888	£5,340,420	£5,321,921	£5,275,676	£4,998,199	£4,844,045
60% LAR : 40% CIR	40%	£5,604,949	£4,578,996	£4,549,528	£4,531,030	£4,484,784	£4,207,307	£4,053,153
60% LAR : 40% CIR	45%	£4,749,719	£3,788,105	£3,758,638	£3,740,138	£3,693,893	£3,416,416	£3,262,262
60% LAR : 40% CIR	50%	£3,894,489	£2,997,214	£2,967,746	£2,949,248	£2,903,001	£2,625,525	£2,471,371

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,428,690	£12,888,026	£12,858,558	£12,840,060	£12,793,814	£12,516,337	£12,362,183
60% LAR : 40% CIR	5%	£13,573,460	£12,097,135	£12,067,668	£12,049,168	£12,002,923	£11,725,446	£11,571,292
60% LAR : 40% CIR	10%	£12,718,230	£11,306,244	£11,276,776	£11,258,278	£11,212,031	£10,934,554	£10,780,400
60% LAR : 40% CIR	15%	£11,863,000	£10,515,353	£10,485,885	£10,467,386	£10,421,141	£10,143,664	£9,989,510
60% LAR : 40% CIR	20%	£11,007,769	£9,724,461	£9,694,993	£9,676,495	£9,630,249	£9,352,772	£9,198,618
60% LAR : 40% CIR	25%	£10,152,539	£8,933,570	£8,904,103	£8,885,603	£8,839,358	£8,561,881	£8,407,727
60% LAR : 40% CIR	30%	£9,297,310	£8,142,679	£8,113,211	£8,094,713	£8,048,466	£7,770,989	£7,616,835
60% LAR : 40% CIR	35%	£8,442,080	£7,351,788	£7,322,320	£7,303,821	£7,257,576	£6,980,099	£6,825,945
60% LAR : 40% CIR	40%	£7,586,849	£6,560,896	£6,531,428	£6,512,930	£6,466,684	£6,189,207	£6,035,053
60% LAR : 40% CIR	45%	£6,731,619	£5,770,005	£5,740,538	£5,722,038	£5,675,793	£5,398,316	£5,244,162
60% LAR : 40% CIR	50%	£5,876,389	£4,979,114	£4,949,646	£4,931,148	£4,884,901	£4,607,425	£4,453,271

LB Camden
Local Plan Viability Testing 2025

Resi 9 - 30 Flats	
No Units	30
Site Area	0.1 Ha

Value Area	Zone B - £1,250 psf	
Sales value inflation		Grow
Build cost inflation		Grow
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£17,467,212	£15,910,903	£15,881,435	£15,862,936	£15,816,691	£15,539,214	£15,385,060
60% LAR : 40% CIR	5%	£16,563,061	£15,071,873	£15,042,405	£15,023,907	£14,977,660	£14,700,183	£14,546,030
60% LAR : 40% CIR	10%	£15,658,909	£14,232,843	£14,203,375	£14,184,877	£14,138,630	£13,861,153	£13,706,999
60% LAR : 40% CIR	15%	£14,754,759	£13,393,813	£13,364,345	£13,345,847	£13,299,600	£13,022,124	£12,867,970
60% LAR : 40% CIR	20%	£13,850,607	£12,554,783	£12,525,315	£12,506,816	£12,460,571	£12,183,094	£12,028,940
60% LAR : 40% CIR	25%	£12,946,456	£11,715,753	£11,686,285	£11,667,786	£11,621,540	£11,344,064	£11,189,910
60% LAR : 40% CIR	30%	£12,042,305	£10,876,722	£10,847,254	£10,828,756	£10,782,510	£10,505,033	£10,350,880
60% LAR : 40% CIR	35%	£11,138,153	£10,037,692	£10,008,225	£9,989,726	£9,943,480	£9,666,003	£9,511,849
60% LAR : 40% CIR	40%	£10,234,002	£9,198,663	£9,169,195	£9,150,697	£9,104,450	£8,826,973	£8,672,819
60% LAR : 40% CIR	45%	£9,329,851	£8,359,633	£8,330,165	£8,311,666	£8,265,420	£7,987,943	£7,833,789
60% LAR : 40% CIR	50%	£8,425,699	£7,520,603	£7,491,135	£7,472,636	£7,426,390	£7,148,913	£6,994,760

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,702,312	£6,146,003	£6,116,535	£6,098,036	£6,051,791	£5,774,314	£5,620,160
60% LAR : 40% CIR	5%	£6,798,161	£5,306,973	£5,277,505	£5,259,007	£5,212,760	£4,935,283	£4,781,130
60% LAR : 40% CIR	10%	£5,894,009	£4,467,943	£4,438,475	£4,419,977	£4,373,730	£4,096,253	£3,942,099
60% LAR : 40% CIR	15%	£4,989,859	£3,628,913	£3,599,445	£3,580,947	£3,534,700	£3,257,224	£3,103,070
60% LAR : 40% CIR	20%	£4,085,707	£2,789,883	£2,760,415	£2,741,916	£2,695,671	£2,418,194	£2,264,040
60% LAR : 40% CIR	25%	£3,181,556	£1,950,853	£1,921,385	£1,902,886	£1,856,640	£1,579,164	£1,425,010
60% LAR : 40% CIR	30%	£2,277,405	£1,111,822	£1,082,354	£1,063,856	£1,017,610	£740,133	£585,980
60% LAR : 40% CIR	35%	£1,373,253	£272,792	£243,325	£224,826	£178,580	-£98,897	-£253,051
60% LAR : 40% CIR	40%	£469,102	-£566,237	-£595,705	-£614,203	-£660,450	-£937,927	-£1,092,081
60% LAR : 40% CIR	45%	-£435,049	-£1,405,267	-£1,434,735	-£1,453,234	-£1,499,480	-£1,776,957	-£1,931,111
60% LAR : 40% CIR	50%	-£1,339,201	-£2,244,297	-£2,273,765	-£2,292,264	-£2,338,510	-£2,615,987	-£2,770,140

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,748,612	£10,192,303	£10,162,835	£10,144,336	£10,098,091	£9,820,614	£9,666,460
60% LAR : 40% CIR	5%	£10,844,461	£9,353,273	£9,323,805	£9,305,307	£9,259,060	£8,981,583	£8,827,430
60% LAR : 40% CIR	10%	£9,940,309	£8,514,243	£8,484,775	£8,466,277	£8,420,030	£8,142,553	£7,988,399
60% LAR : 40% CIR	15%	£9,036,159	£7,675,213	£7,645,745	£7,627,247	£7,581,000	£7,303,524	£7,149,370
60% LAR : 40% CIR	20%	£8,132,007	£6,836,183	£6,806,715	£6,788,216	£6,741,971	£6,464,494	£6,310,340
60% LAR : 40% CIR	25%	£7,227,856	£5,997,153	£5,967,685	£5,949,186	£5,902,940	£5,625,464	£5,471,310
60% LAR : 40% CIR	30%	£6,323,705	£5,158,122	£5,128,654	£5,110,156	£5,063,910	£4,786,433	£4,632,280
60% LAR : 40% CIR	35%	£5,419,553	£4,319,092	£4,289,625	£4,271,126	£4,224,880	£3,947,403	£3,793,249
60% LAR : 40% CIR	40%	£4,515,402	£3,480,063	£3,450,595	£3,432,097	£3,385,850	£3,108,373	£2,954,219
60% LAR : 40% CIR	45%	£3,611,251	£2,641,033	£2,611,565	£2,593,066	£2,546,820	£2,269,343	£2,115,189
60% LAR : 40% CIR	50%	£2,707,099	£1,802,003	£1,772,535	£1,754,036	£1,707,790	£1,430,313	£1,276,160

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,425,212	£11,868,903	£11,839,435	£11,820,936	£11,774,691	£11,497,214	£11,343,060
60% LAR : 40% CIR	5%	£12,521,061	£11,029,873	£11,000,405	£10,981,907	£10,935,660	£10,658,183	£10,504,030
60% LAR : 40% CIR	10%	£11,616,909	£10,190,843	£10,161,375	£10,142,877	£10,096,630	£9,819,153	£9,664,999
60% LAR : 40% CIR	15%	£10,712,759	£9,351,813	£9,322,345	£9,303,847	£9,257,600	£8,980,124	£8,825,970
60% LAR : 40% CIR	20%	£9,808,607	£8,512,783	£8,483,315	£8,464,816	£8,418,571	£8,141,094	£7,986,940
60% LAR : 40% CIR	25%	£8,904,456	£7,673,753	£7,644,285	£7,625,786	£7,579,540	£7,302,064	£7,147,910
60% LAR : 40% CIR	30%	£8,000,305	£6,834,722	£6,805,254	£6,786,756	£6,740,510	£6,463,033	£6,308,880
60% LAR : 40% CIR	35%	£7,096,153	£5,995,692	£5,966,225	£5,947,726	£5,901,480	£5,624,003	£5,469,849
60% LAR : 40% CIR	40%	£6,192,002	£5,156,663	£5,127,195	£5,108,697	£5,062,450	£4,784,973	£4,630,819
60% LAR : 40% CIR	45%	£5,287,851	£4,317,633	£4,288,165	£4,269,666	£4,223,420	£3,945,943	£3,791,789
60% LAR : 40% CIR	50%	£4,383,699	£3,478,603	£3,449,135	£3,430,636	£3,384,390	£3,106,913	£2,952,760

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,407,112	£13,850,803	£13,821,335	£13,802,836	£13,756,591	£13,479,114	£13,324,960
60% LAR : 40% CIR	5%	£14,502,961	£13,011,773	£12,982,305	£12,963,807	£12,917,560	£12,640,083	£12,485,930
60% LAR : 40% CIR	10%	£13,598,809	£12,172,743	£12,143,275	£12,124,777	£12,078,530	£11,801,053	£11,646,899
60% LAR : 40% CIR	15%	£12,694,659	£11,333,713	£11,304,245	£11,285,747	£11,239,500	£10,962,024	£10,807,870
60% LAR : 40% CIR	20%	£11,790,507	£10,494,683	£10,465,215	£10,446,716	£10,400,471	£10,122,994	£9,968,840
60% LAR : 40% CIR	25%	£10,886,356	£9,655,653	£9,626,185	£9,607,686	£9,561,440	£9,283,964	£9,129,810
60% LAR : 40% CIR	30%	£9,982,205	£8,816,622	£8,787,154	£8,768,656	£8,722,410	£8,444,933	£8,290,780
60% LAR : 40% CIR	35%	£9,078,053	£7,977,592	£7,948,125	£7,929,626	£7,883,380	£7,605,903	£7,451,749
60% LAR : 40% CIR	40%	£8,173,902	£7,138,563	£7,109,095	£7,090,597	£7,044,350	£6,766,873	£6,612,719
60% LAR : 40% CIR	45%	£7,269,751	£6,299,533	£6,270,065	£6,251,566	£6,205,320	£5,927,843	£5,773,689
60% LAR : 40% CIR	50%	£6,365,599	£5,460,503	£5,431,035	£5,412,536	£5,366,290	£5,088,813	£4,934,660

LB Camden
Local Plan Viability Testing 2025

Resi 9 - 30 Flats		Value Area	Zone B - £1,300 psf

No Units	30
Site Area	0.1 Ha

Sales value inflation	Grow
Build cost inflation	Grow
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£18,445,634	£16,873,680	£16,844,212	£16,825,714	£16,779,467	£16,501,990	£16,347,836
60% LAR : 40% CIR	5%	£17,492,562	£15,986,511	£15,957,043	£15,938,545	£15,892,298	£15,614,821	£15,460,667
60% LAR : 40% CIR	10%	£16,539,489	£15,099,342	£15,069,874	£15,051,376	£15,005,129	£14,727,652	£14,573,499
60% LAR : 40% CIR	15%	£15,586,417	£14,212,173	£14,182,705	£14,164,207	£14,117,960	£13,840,483	£13,686,330
60% LAR : 40% CIR	20%	£14,633,345	£13,325,004	£13,295,536	£13,277,038	£13,230,791	£12,953,315	£12,799,161
60% LAR : 40% CIR	25%	£13,680,273	£12,437,835	£12,408,367	£12,389,869	£12,343,622	£12,066,146	£11,911,992
60% LAR : 40% CIR	30%	£12,727,200	£11,550,667	£11,521,199	£11,502,700	£11,456,453	£11,178,977	£11,024,824
60% LAR : 40% CIR	35%	£11,774,127	£10,663,498	£10,634,030	£10,615,531	£10,569,285	£10,291,809	£10,137,655
60% LAR : 40% CIR	40%	£10,821,055	£9,776,329	£9,746,861	£9,728,362	£9,682,117	£9,404,640	£9,250,486
60% LAR : 40% CIR	45%	£9,867,982	£8,889,160	£8,859,692	£8,841,193	£8,794,948	£8,517,471	£8,363,317
60% LAR : 40% CIR	50%	£8,914,911	£8,001,991	£7,972,523	£7,954,024	£7,907,779	£7,630,302	£7,476,148

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,680,734	£7,108,780	£7,079,312	£7,060,814	£7,014,567	£6,737,090	£6,582,936
60% LAR : 40% CIR	5%	£7,727,662	£6,221,611	£6,192,143	£6,173,645	£6,127,398	£5,849,921	£5,695,767
60% LAR : 40% CIR	10%	£6,774,589	£5,334,442	£5,304,974	£5,286,476	£5,240,229	£4,962,752	£4,808,599
60% LAR : 40% CIR	15%	£5,821,517	£4,447,273	£4,417,805	£4,399,307	£4,353,060	£4,075,583	£3,921,430
60% LAR : 40% CIR	20%	£4,868,445	£3,560,104	£3,530,636	£3,512,138	£3,465,891	£3,188,415	£3,034,261
60% LAR : 40% CIR	25%	£3,915,373	£2,672,935	£2,643,467	£2,624,969	£2,578,722	£2,301,246	£2,147,092
60% LAR : 40% CIR	30%	£2,962,300	£1,785,767	£1,756,299	£1,737,800	£1,691,553	£1,414,077	£1,259,924
60% LAR : 40% CIR	35%	£2,009,227	£898,598	£869,130	£850,631	£804,385	£526,909	£372,755
60% LAR : 40% CIR	40%	£1,056,155	£11,429	-£18,039	-£36,538	-£82,783	-£360,260	-£514,414
60% LAR : 40% CIR	45%	£103,082	-£875,740	-£905,208	-£923,707	-£969,952	-£1,247,429	-£1,401,583
60% LAR : 40% CIR	50%	-£849,989	-£1,762,909	-£1,792,377	-£1,810,876	-£1,857,121	-£2,134,598	-£2,288,752

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,727,034	£11,155,080	£11,125,612	£11,107,114	£11,060,867	£10,783,390	£10,629,236
60% LAR : 40% CIR	5%	£11,773,962	£10,267,911	£10,238,443	£10,219,945	£10,173,698	£9,896,221	£9,742,067
60% LAR : 40% CIR	10%	£10,820,889	£9,380,742	£9,351,274	£9,332,776	£9,286,529	£9,009,052	£8,854,899
60% LAR : 40% CIR	15%	£9,867,817	£8,493,573	£8,464,105	£8,445,607	£8,399,360	£8,121,883	£7,967,730
60% LAR : 40% CIR	20%	£8,914,745	£7,606,404	£7,576,936	£7,558,438	£7,512,191	£7,234,715	£7,080,561
60% LAR : 40% CIR	25%	£7,961,673	£6,719,235	£6,689,767	£6,671,269	£6,625,022	£6,347,546	£6,193,392
60% LAR : 40% CIR	30%	£7,008,600	£5,832,067	£5,802,599	£5,784,100	£5,737,853	£5,460,377	£5,306,224
60% LAR : 40% CIR	35%	£6,055,527	£4,944,898	£4,915,430	£4,896,931	£4,850,685	£4,573,209	£4,419,055
60% LAR : 40% CIR	40%	£5,102,455	£4,057,729	£4,028,261	£4,009,762	£3,963,517	£3,686,040	£3,531,886
60% LAR : 40% CIR	45%	£4,149,382	£3,170,560	£3,141,092	£3,122,593	£3,076,348	£2,798,871	£2,644,717
60% LAR : 40% CIR	50%	£3,196,311	£2,283,391	£2,253,923	£2,235,424	£2,189,179	£1,911,702	£1,757,548

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,403,634	£12,831,680	£12,802,212	£12,783,714	£12,737,467	£12,459,990	£12,305,836
60% LAR : 40% CIR	5%	£13,450,562	£11,944,511	£11,915,043	£11,896,545	£11,850,298	£11,572,821	£11,418,667
60% LAR : 40% CIR	10%	£12,497,489	£11,057,342	£11,027,874	£11,009,376	£10,963,129	£10,685,652	£10,531,499
60% LAR : 40% CIR	15%	£11,544,417	£10,170,173	£10,140,705	£10,122,207	£10,075,960	£9,798,483	£9,644,330
60% LAR : 40% CIR	20%	£10,591,345	£9,283,004	£9,253,536	£9,235,038	£9,188,791	£8,911,315	£8,757,161
60% LAR : 40% CIR	25%	£9,638,273	£8,395,835	£8,366,367	£8,347,869	£8,301,622	£8,024,146	£7,869,992
60% LAR : 40% CIR	30%	£8,685,200	£7,508,667	£7,479,199	£7,460,700	£7,414,453	£7,136,977	£6,982,824
60% LAR : 40% CIR	35%	£7,732,127	£6,621,498	£6,592,030	£6,573,531	£6,527,285	£6,249,809	£6,095,655
60% LAR : 40% CIR	40%	£6,779,055	£5,734,329	£5,704,861	£5,686,362	£5,640,117	£5,362,640	£5,208,486
60% LAR : 40% CIR	45%	£5,825,982	£4,847,160	£4,817,692	£4,799,193	£4,752,948	£4,475,471	£4,321,317
60% LAR : 40% CIR	50%	£4,872,911	£3,959,991	£3,930,523	£3,912,024	£3,865,779	£3,588,302	£3,434,148

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£16,385,534	£14,813,580	£14,784,112	£14,765,614	£14,719,367	£14,441,890	£14,287,736
60% LAR : 40% CIR	5%	£15,432,462	£13,926,411	£13,896,943	£13,878,445	£13,832,198	£13,554,721	£13,400,567
60% LAR : 40% CIR	10%	£14,479,389	£13,039,242	£13,009,774	£12,991,276	£12,945,029	£12,667,552	£12,513,399
60% LAR : 40% CIR	15%	£13,526,317	£12,152,073	£12,122,605	£12,104,107	£12,057,860	£11,780,383	£11,626,230
60% LAR : 40% CIR	20%	£12,573,245	£11,264,904	£11,235,436	£11,216,938	£11,170,691	£10,893,215	£10,739,061
60% LAR : 40% CIR	25%	£11,620,173	£10,377,735	£10,348,267	£10,329,769	£10,283,522	£10,006,046	£9,851,892
60% LAR : 40% CIR	30%	£10,667,100	£9,490,567	£9,461,099	£9,442,600	£9,396,353	£9,118,877	£8,964,724
60% LAR : 40% CIR	35%	£9,714,027	£8,603,398	£8,573,930	£8,555,431	£8,509,185	£8,231,709	£8,077,555
60% LAR : 40% CIR	40%	£8,760,955	£7,716,229	£7,686,761	£7,668,262	£7,622,017	£7,344,540	£7,190,386
60% LAR : 40% CIR	45%	£7,807,882	£6,829,060	£6,799,592	£6,781,093	£6,734,848	£6,457,371	£6,303,217
60% LAR : 40% CIR	50%	£6,854,811	£5,941,891	£5,912,423	£5,893,924	£5,847,679	£5,570,202	£5,416,048

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats		**Value Area**	**Zone B - £900 psf**

No Units	**50**
Site Area	**0.14 Ha**

Sales value inflation		**Grow**
Build cost inflation		**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,858,931	£2,675,289	£2,649,602	£2,606,444	£2,498,550	£1,851,184	£1,491,535
60% LAR : 40% CIR	5%	£4,259,175	£2,166,702	£2,141,113	£2,098,127	£1,990,661	£1,345,864	£987,643
60% LAR : 40% CIR	10%	£3,654,622	£1,653,351	£1,627,853	£1,585,024	£1,477,953	£835,529	£478,627
60% LAR : 40% CIR	15%	£3,045,317	£1,135,283	£1,109,866	£1,067,183	£960,474	£320,229	-£36,435
60% LAR : 40% CIR	20%	£2,431,310	£612,543	£587,199	£544,649	£438,272	-£211,108	-£587,838
60% LAR : 40% CIR	25%	£1,812,645	£85,177	£59,900	£17,468	-£92,774	-£768,981	-£1,144,652
60% LAR : 40% CIR	30%	£1,189,370	-£473,296	-£500,092	-£545,058	-£657,475	-£1,331,974	-£1,706,696
60% LAR : 40% CIR	35%	£561,532	-£1,043,271	-£1,070,013	-£1,114,880	-£1,227,045	-£1,900,035	-£2,273,918
60% LAR : 40% CIR	40%	-£73,856	-£1,618,011	-£1,644,711	-£1,689,489	-£1,801,435	-£2,473,111	-£2,846,266
60% LAR : 40% CIR	45%	-£750,447	-£2,197,468	-£2,224,131	-£2,268,835	-£2,380,595	-£3,051,152	-£3,423,684
60% LAR : 40% CIR	50%	-£1,431,737	-£2,781,592	-£2,808,227	-£2,852,870	-£2,964,475	-£3,634,105	-£4,006,122

0

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

0

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,090,926	-£11,274,568	-£11,300,255	-£11,343,413	-£11,451,307	-£12,098,673	-£12,458,322
60% LAR : 40% CIR	5%	-£9,690,682	-£11,783,155	-£11,808,744	-£11,851,730	-£11,959,196	-£12,603,993	-£12,962,214
60% LAR : 40% CIR	10%	-£10,295,236	-£12,296,506	-£12,322,004	-£12,364,833	-£12,471,904	-£13,114,328	-£13,471,230
60% LAR : 40% CIR	15%	-£10,904,540	-£12,814,575	-£12,839,991	-£12,882,675	-£12,989,383	-£13,629,628	-£13,986,292
60% LAR : 40% CIR	20%	-£11,518,548	-£13,337,314	-£13,362,658	-£13,405,209	-£13,511,586	-£14,160,965	-£14,537,695
60% LAR : 40% CIR	25%	-£12,137,212	-£13,864,680	-£13,889,957	-£13,932,389	-£14,042,631	-£14,718,838	-£15,094,509
60% LAR : 40% CIR	30%	-£12,760,487	-£14,423,153	-£14,449,949	-£14,494,915	-£14,607,332	-£15,281,831	-£15,656,553
60% LAR : 40% CIR	35%	-£13,388,326	-£14,993,128	-£15,019,871	-£15,064,737	-£15,176,902	-£15,849,892	-£16,223,775
60% LAR : 40% CIR	40%	-£14,023,713	-£15,567,869	-£15,594,568	-£15,639,346	-£15,751,292	-£16,422,968	-£16,796,123
60% LAR : 40% CIR	45%	-£14,700,304	-£16,147,326	-£16,173,988	-£16,218,693	-£16,330,452	-£17,001,010	-£17,373,541
60% LAR : 40% CIR	50%	-£15,381,595	-£16,731,449	-£16,758,085	-£16,802,727	-£16,914,332	-£17,583,962	-£17,955,979

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, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,310,498	-£5,494,140	-£5,519,827	-£5,562,984	-£5,670,879	-£6,318,245	-£6,677,893
60% LAR : 40% CIR	5%	-£3,910,254	-£6,002,727	-£6,028,315	-£6,071,301	-£6,178,767	-£6,823,565	-£7,181,786
60% LAR : 40% CIR	10%	-£4,514,807	-£6,516,077	-£6,541,576	-£6,584,405	-£6,691,475	-£7,333,899	-£7,690,802
60% LAR : 40% CIR	15%	-£5,124,111	-£7,034,146	-£7,059,563	-£7,102,246	-£7,208,954	-£7,849,199	-£8,205,863
60% LAR : 40% CIR	20%	-£5,738,119	-£7,556,886	-£7,582,230	-£7,624,780	-£7,731,157	-£8,380,536	-£8,757,267
60% LAR : 40% CIR	25%	-£6,356,783	-£8,084,251	-£8,109,529	-£8,151,961	-£8,262,202	-£8,938,410	-£9,314,081
60% LAR : 40% CIR	30%	-£6,980,059	-£8,642,724	-£8,669,520	-£8,714,487	-£8,826,903	-£9,501,402	-£9,876,124
60% LAR : 40% CIR	35%	-£7,607,897	-£9,212,699	-£9,239,442	-£9,284,308	-£9,396,473	-£10,069,463	-£10,443,347
60% LAR : 40% CIR	40%	-£8,243,284	-£9,787,440	-£9,814,139	-£9,858,918	-£9,970,864	-£10,642,540	-£11,015,694
60% LAR : 40% CIR	45%	-£8,919,875	-£10,366,897	-£10,393,559	-£10,438,264	-£10,550,024	-£11,220,581	-£11,593,112
60% LAR : 40% CIR	50%	-£9,601,166	-£10,951,020	-£10,977,656	-£11,022,298	-£11,133,903	-£11,803,534	-£12,175,551

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£915,355	-£3,098,997	-£3,124,684	-£3,167,841	-£3,275,736	-£3,923,102	-£4,282,750
60% LAR : 40% CIR	5%	-£1,515,111	-£3,607,584	-£3,633,172	-£3,676,158	-£3,783,624	-£4,428,422	-£4,786,643
60% LAR : 40% CIR	10%	-£2,119,664	-£4,120,934	-£4,146,433	-£4,189,262	-£4,296,333	-£4,938,756	-£5,295,659
60% LAR : 40% CIR	15%	-£2,728,969	-£4,639,003	-£4,664,420	-£4,707,103	-£4,813,811	-£5,454,057	-£5,810,721
60% LAR : 40% CIR	20%	-£3,342,976	-£5,161,743	-£5,187,087	-£5,229,637	-£5,336,014	-£5,985,393	-£6,362,124
60% LAR : 40% CIR	25%	-£3,961,641	-£5,689,108	-£5,714,386	-£5,756,818	-£5,867,059	-£6,543,267	-£6,918,938
60% LAR : 40% CIR	30%	-£4,584,916	-£6,247,581	-£6,274,377	-£6,319,344	-£6,431,760	-£7,106,259	-£7,480,982
60% LAR : 40% CIR	35%	-£5,212,754	-£6,817,557	-£6,844,299	-£6,889,166	-£7,001,330	-£7,674,321	-£8,048,204
60% LAR : 40% CIR	40%	-£5,848,141	-£7,392,297	-£7,418,996	-£7,463,775	-£7,575,721	-£8,247,397	-£8,620,551
60% LAR : 40% CIR	45%	-£6,524,733	-£7,971,754	-£7,998,417	-£8,043,121	-£8,154,881	-£8,825,438	-£9,197,969
60% LAR : 40% CIR	50%	-£7,206,023	-£8,555,878	-£8,582,513	-£8,627,155	-£8,738,760	-£9,408,391	-£9,780,408

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,915,931	-£267,711	-£293,398	-£336,556	-£444,450	-£1,091,816	-£1,451,465
60% LAR : 40% CIR	5%	£1,316,175	-£776,298	-£801,887	-£844,873	-£952,339	-£1,597,136	-£1,955,357
60% LAR : 40% CIR	10%	£711,622	-£1,289,649	-£1,315,147	-£1,357,976	-£1,465,047	-£2,107,471	-£2,464,373
60% LAR : 40% CIR	15%	£102,317	-£1,807,717	-£1,833,134	-£1,875,817	-£1,982,526	-£2,622,771	-£2,979,435
60% LAR : 40% CIR	20%	-£511,690	-£2,330,457	-£2,355,801	-£2,398,351	-£2,504,728	-£3,154,108	-£3,530,838
60% LAR : 40% CIR	25%	-£1,130,355	-£2,857,823	-£2,883,100	-£2,925,532	-£3,035,774	-£3,711,981	-£4,087,652
60% LAR : 40% CIR	30%	-£1,753,630	-£3,416,296	-£3,443,092	-£3,488,058	-£3,600,475	-£4,274,974	-£4,649,696
60% LAR : 40% CIR	35%	-£2,381,468	-£3,986,271	-£4,013,013	-£4,057,880	-£4,170,045	-£4,843,035	-£5,216,918
60% LAR : 40% CIR	40%	-£3,016,856	-£4,561,011	-£4,587,711	-£4,632,489	-£4,744,435	-£5,416,111	-£5,789,266
60% LAR : 40% CIR	45%	-£3,693,447	-£5,140,468	-£5,167,131	-£5,211,835	-£5,323,595	-£5,994,152	-£6,366,684
60% LAR : 40% CIR	50%	-£4,374,737	-£5,724,592	-£5,751,227	-£5,795,870	-£5,907,475	-£6,577,105	-£6,949,122

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats	

Value Area	**Zone B - £950 psf**

No Units	**50**
Site Area	**0.14 Ha**

Sales value inflation		**Grow**
Build cost inflation		**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£6,025,377	£3,823,084	£3,797,398	£3,754,240	£3,646,346	£2,998,979	£2,639,331
60% LAR : 40% CIR	5%	£5,367,299	£3,257,108	£3,231,519	£3,188,532	£3,081,066	£2,436,268	£2,078,048
60% LAR : 40% CIR	10%	£4,704,424	£2,686,367	£2,660,868	£2,618,040	£2,510,969	£1,868,544	£1,511,642
60% LAR : 40% CIR	15%	£4,036,798	£2,110,908	£2,085,492	£2,042,808	£1,936,100	£1,295,855	£940,162
60% LAR : 40% CIR	20%	£3,364,467	£1,530,779	£1,505,435	£1,462,884	£1,356,507	£718,248	£363,659
60% LAR : 40% CIR	25%	£2,687,480	£946,024	£920,745	£878,315	£772,238	£135,774	-£230,051
60% LAR : 40% CIR	30%	£2,005,883	£356,691	£331,470	£289,147	£183,337	-£478,346	-£853,068
60% LAR : 40% CIR	35%	£1,319,721	-£250,616	-£277,359	-£322,226	-£434,390	-£1,107,381	-£1,481,264
60% LAR : 40% CIR	40%	£629,044	-£886,330	-£913,029	-£957,808	-£1,069,754	-£1,741,431	-£2,114,584
60% LAR : 40% CIR	45%	-£68,841	-£1,526,760	-£1,553,424	-£1,598,127	-£1,709,887	-£2,380,444	-£2,752,977
60% LAR : 40% CIR	50%	-£812,095	-£2,171,858	-£2,198,493	-£2,243,136	-£2,354,741	-£3,024,371	-£3,396,388

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,924,480	-£10,126,773	-£10,152,460	-£10,195,617	-£10,303,512	-£10,950,879	-£11,310,526
60% LAR : 40% CIR	5%	-£8,582,559	-£10,692,749	-£10,718,338	-£10,761,325	-£10,868,791	-£11,513,589	-£11,871,809
60% LAR : 40% CIR	10%	-£9,245,433	-£11,263,490	-£11,288,989	-£11,331,817	-£11,438,888	-£12,081,313	-£12,438,215
60% LAR : 40% CIR	15%	-£9,913,060	-£11,838,949	-£11,864,366	-£11,907,049	-£12,013,757	-£12,654,002	-£13,009,695
60% LAR : 40% CIR	20%	-£10,585,390	-£12,419,079	-£12,444,423	-£12,486,973	-£12,593,350	-£13,231,609	-£13,586,198
60% LAR : 40% CIR	25%	-£11,262,377	-£13,003,833	-£13,029,112	-£13,071,542	-£13,177,619	-£13,814,083	-£14,179,908
60% LAR : 40% CIR	30%	-£11,943,974	-£13,593,167	-£13,618,387	-£13,660,711	-£13,766,520	-£14,428,203	-£14,802,926
60% LAR : 40% CIR	35%	-£12,630,136	-£14,200,474	-£14,227,216	-£14,272,083	-£14,384,247	-£15,057,238	-£15,431,121
60% LAR : 40% CIR	40%	-£13,320,813	-£14,836,187	-£14,862,886	-£14,907,665	-£15,019,611	-£15,691,288	-£16,064,441
60% LAR : 40% CIR	45%	-£14,018,698	-£15,476,617	-£15,503,281	-£15,547,984	-£15,659,744	-£16,330,301	-£16,702,834
60% LAR : 40% CIR	50%	-£14,761,952	-£16,121,715	-£16,148,351	-£16,192,993	-£16,304,598	-£16,974,228	-£17,346,245

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,144,052	-£4,346,344	-£4,372,031	-£4,415,189	-£4,523,083	-£5,170,450	-£5,530,097
60% LAR : 40% CIR	5%	-£2,802,130	-£4,912,321	-£4,937,909	-£4,980,896	-£5,088,362	-£5,733,160	-£6,091,380
60% LAR : 40% CIR	10%	-£3,465,005	-£5,483,062	-£5,508,561	-£5,551,389	-£5,658,460	-£6,300,884	-£6,657,786
60% LAR : 40% CIR	15%	-£4,132,631	-£6,058,520	-£6,083,937	-£6,126,620	-£6,233,328	-£6,873,574	-£7,229,267
60% LAR : 40% CIR	20%	-£4,804,961	-£6,638,650	-£6,663,994	-£6,706,544	-£6,812,921	-£7,451,180	-£7,805,769
60% LAR : 40% CIR	25%	-£5,481,948	-£7,223,404	-£7,248,683	-£7,291,114	-£7,397,191	-£8,033,655	-£8,399,479
60% LAR : 40% CIR	30%	-£6,163,546	-£7,812,738	-£7,837,958	-£7,880,282	-£7,986,091	-£8,647,775	-£9,022,497
60% LAR : 40% CIR	35%	-£6,849,707	-£8,420,045	-£8,446,788	-£8,491,654	-£8,603,819	-£9,276,809	-£9,650,693
60% LAR : 40% CIR	40%	-£7,540,385	-£9,055,759	-£9,082,458	-£9,127,236	-£9,239,182	-£9,910,859	-£10,284,013
60% LAR : 40% CIR	45%	-£8,238,269	-£9,696,189	-£9,722,852	-£9,767,556	-£9,879,316	-£10,549,873	-£10,922,405
60% LAR : 40% CIR	50%	-£8,981,524	-£10,341,286	-£10,367,922	-£10,412,564	-£10,524,169	-£11,193,800	-£11,565,817

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£251,091	-£1,951,201	-£1,976,888	-£2,020,046	-£2,127,940	-£2,775,307	-£3,134,955
60% LAR : 40% CIR	5%	-£406,987	-£2,517,178	-£2,542,767	-£2,585,753	-£2,693,220	-£3,338,017	-£3,696,237
60% LAR : 40% CIR	10%	-£1,069,862	-£3,087,919	-£3,113,418	-£3,156,246	-£3,263,317	-£3,905,742	-£4,262,643
60% LAR : 40% CIR	15%	-£1,737,488	-£3,663,377	-£3,688,794	-£3,731,477	-£3,838,186	-£4,478,431	-£4,834,124
60% LAR : 40% CIR	20%	-£2,409,818	-£4,243,507	-£4,268,851	-£4,311,401	-£4,417,778	-£5,056,037	-£5,410,626
60% LAR : 40% CIR	25%	-£3,086,805	-£4,828,261	-£4,853,540	-£4,895,971	-£5,002,048	-£5,638,512	-£6,004,336
60% LAR : 40% CIR	30%	-£3,768,403	-£5,417,595	-£5,442,815	-£5,485,139	-£5,590,949	-£6,252,632	-£6,627,354
60% LAR : 40% CIR	35%	-£4,454,564	-£6,024,902	-£6,051,645	-£6,096,511	-£6,208,676	-£6,881,666	-£7,255,550
60% LAR : 40% CIR	40%	-£5,145,242	-£6,660,616	-£6,687,315	-£6,732,094	-£6,844,039	-£7,515,717	-£7,888,870
60% LAR : 40% CIR	45%	-£5,843,126	-£7,301,046	-£7,327,709	-£7,372,413	-£7,484,173	-£8,154,730	-£8,527,262
60% LAR : 40% CIR	50%	-£6,586,381	-£7,946,144	-£7,972,779	-£8,017,421	-£8,129,026	-£8,798,657	-£9,170,674

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,082,377	£880,084	£854,398	£811,240	£703,346	£55,979	-£303,669
60% LAR : 40% CIR	5%	£2,424,299	£314,108	£288,519	£245,532	£138,066	-£506,732	-£864,952
60% LAR : 40% CIR	10%	£1,761,424	-£256,633	-£282,132	-£324,960	-£432,031	-£1,074,456	-£1,431,358
60% LAR : 40% CIR	15%	£1,093,798	-£832,092	-£857,508	-£900,192	-£1,006,900	-£1,647,145	-£2,002,838
60% LAR : 40% CIR	20%	£421,467	-£1,412,221	-£1,437,565	-£1,480,116	-£1,586,493	-£2,224,752	-£2,579,341
60% LAR : 40% CIR	25%	-£255,520	-£1,996,976	-£2,022,255	-£2,064,685	-£2,170,762	-£2,807,226	-£3,173,051
60% LAR : 40% CIR	30%	-£937,117	-£2,586,309	-£2,611,530	-£2,653,853	-£2,759,663	-£3,421,346	-£3,796,068
60% LAR : 40% CIR	35%	-£1,623,279	-£3,193,616	-£3,220,359	-£3,265,226	-£3,377,390	-£4,050,381	-£4,424,264
60% LAR : 40% CIR	40%	-£2,313,956	-£3,829,330	-£3,856,029	-£3,900,808	-£4,012,754	-£4,684,431	-£5,057,584
60% LAR : 40% CIR	45%	-£3,011,841	-£4,469,760	-£4,496,424	-£4,541,127	-£4,652,887	-£5,323,444	-£5,695,977
60% LAR : 40% CIR	50%	-£3,755,095	-£5,114,858	-£5,141,493	-£5,186,136	-£5,297,741	-£5,967,371	-£6,339,388

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats		**Value Area**	**Zone B - £1,000 psf**

No Units	**50**
Site Area	**0.14 Ha**

Sales value inflation	**Grow**
Build cost inflation	**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£7,191,824	£4,970,879	£4,945,192	£4,902,035	£4,794,140	£4,146,774	£3,787,126
60% LAR : 40% CIR	5%	£6,475,423	£4,347,512	£4,321,924	£4,278,938	£4,171,472	£3,526,674	£3,168,453
60% LAR : 40% CIR	10%	£5,754,226	£3,719,383	£3,693,884	£3,651,055	£3,543,985	£2,901,560	£2,544,657
60% LAR : 40% CIR	15%	£5,028,277	£3,086,534	£3,061,117	£3,018,434	£2,911,726	£2,271,481	£1,915,788
60% LAR : 40% CIR	20%	£4,297,624	£2,449,015	£2,423,671	£2,381,120	£2,274,744	£1,636,484	£1,281,895
60% LAR : 40% CIR	25%	£3,562,316	£1,806,870	£1,781,592	£1,739,161	£1,633,084	£996,619	£643,029
60% LAR : 40% CIR	30%	£2,822,395	£1,160,147	£1,134,926	£1,092,602	£986,793	£351,936	-£773
60% LAR : 40% CIR	35%	£2,077,912	£508,893	£483,721	£441,492	£335,919	-£314,726	-£688,610
60% LAR : 40% CIR	40%	£1,328,912	-£154,650	-£181,349	-£226,127	-£338,074	-£1,009,750	-£1,382,903
60% LAR : 40% CIR	45%	£575,442	-£856,053	-£882,717	-£927,420	-£1,039,180	-£1,709,737	-£2,082,270
60% LAR : 40% CIR	50%	-£192,453	-£1,562,124	-£1,588,759	-£1,633,402	-£1,745,007	-£2,414,637	-£2,786,654

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,758,033	-£8,978,978	-£9,004,665	-£9,047,822	-£9,155,717	-£9,803,083	-£10,162,731
60% LAR : 40% CIR	5%	-£7,474,434	-£9,602,345	-£9,627,933	-£9,670,919	-£9,778,385	-£10,423,183	-£10,781,404
60% LAR : 40% CIR	10%	-£8,195,631	-£10,230,474	-£10,255,974	-£10,298,802	-£10,405,873	-£11,048,297	-£11,405,200
60% LAR : 40% CIR	15%	-£8,921,580	-£10,863,323	-£10,888,740	-£10,931,423	-£11,038,131	-£11,678,376	-£12,034,069
60% LAR : 40% CIR	20%	-£9,652,233	-£11,500,842	-£11,526,186	-£11,568,737	-£11,675,113	-£12,313,373	-£12,667,962
60% LAR : 40% CIR	25%	-£10,387,542	-£12,142,987	-£12,168,265	-£12,210,697	-£12,316,773	-£12,953,238	-£13,306,828
60% LAR : 40% CIR	30%	-£11,127,462	-£12,789,710	-£12,814,931	-£12,857,255	-£12,963,064	-£13,597,921	-£13,950,631
60% LAR : 40% CIR	35%	-£11,871,945	-£13,440,964	-£13,466,136	-£13,508,365	-£13,613,938	-£14,264,583	-£14,638,467
60% LAR : 40% CIR	40%	-£12,620,945	-£14,104,507	-£14,131,206	-£14,175,984	-£14,287,931	-£14,959,607	-£15,332,760
60% LAR : 40% CIR	45%	-£13,374,415	-£14,805,910	-£14,832,574	-£14,877,277	-£14,989,037	-£15,659,594	-£16,032,127
60% LAR : 40% CIR	50%	-£14,142,310	-£15,511,981	-£15,538,617	-£15,583,259	-£15,694,864	-£16,364,494	-£16,736,511

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£977,604	-£3,198,549	-£3,224,236	-£3,267,394	-£3,375,288	-£4,022,654	-£4,382,303
60% LAR : 40% CIR	5%	-£1,694,005	-£3,821,916	-£3,847,505	-£3,890,491	-£3,997,957	-£4,642,754	-£5,000,975
60% LAR : 40% CIR	10%	-£2,415,203	-£4,450,046	-£4,475,545	-£4,518,373	-£4,625,444	-£5,267,869	-£5,624,771
60% LAR : 40% CIR	15%	-£3,141,152	-£5,082,894	-£5,108,311	-£5,150,994	-£5,257,703	-£5,897,948	-£6,253,641
60% LAR : 40% CIR	20%	-£3,871,804	-£5,720,413	-£5,745,757	-£5,788,308	-£5,894,684	-£6,532,945	-£6,887,534
60% LAR : 40% CIR	25%	-£4,607,113	-£6,362,558	-£6,387,836	-£6,430,268	-£6,536,345	-£7,172,809	-£7,526,400
60% LAR : 40% CIR	30%	-£5,347,033	-£7,009,281	-£7,034,502	-£7,076,826	-£7,182,636	-£7,817,492	-£8,170,202
60% LAR : 40% CIR	35%	-£6,091,516	-£7,660,536	-£7,685,708	-£7,727,937	-£7,833,509	-£8,484,155	-£8,858,038
60% LAR : 40% CIR	40%	-£6,840,516	-£8,324,079	-£8,350,778	-£8,395,555	-£8,507,502	-£9,179,178	-£9,552,332
60% LAR : 40% CIR	45%	-£7,593,986	-£9,025,482	-£9,052,145	-£9,096,849	-£9,208,608	-£9,879,166	-£10,251,698
60% LAR : 40% CIR	50%	-£8,361,882	-£9,731,552	-£9,758,188	-£9,802,830	-£9,914,435	-£10,584,066	-£10,956,083

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,417,539	-£803,407	-£829,093	-£872,251	-£980,145	-£1,627,511	-£1,987,160
60% LAR : 40% CIR	5%	£701,137	-£1,426,773	-£1,452,362	-£1,495,348	-£1,602,814	-£2,247,611	-£2,605,833
60% LAR : 40% CIR	10%	-£20,060	-£2,054,903	-£2,080,402	-£2,123,230	-£2,230,301	-£2,872,726	-£3,229,628
60% LAR : 40% CIR	15%	-£746,009	-£2,687,752	-£2,713,168	-£2,755,852	-£2,862,560	-£3,502,805	-£3,858,498
60% LAR : 40% CIR	20%	-£1,476,662	-£3,325,270	-£3,350,614	-£3,393,166	-£3,499,542	-£4,137,802	-£4,492,391
60% LAR : 40% CIR	25%	-£2,211,970	-£3,967,416	-£3,992,693	-£4,035,125	-£4,141,202	-£4,777,666	-£5,131,257
60% LAR : 40% CIR	30%	-£2,951,890	-£4,614,138	-£4,639,360	-£4,681,683	-£4,787,493	-£5,422,349	-£5,775,059
60% LAR : 40% CIR	35%	-£3,696,373	-£5,265,393	-£5,290,565	-£5,332,794	-£5,438,366	-£6,089,012	-£6,462,895
60% LAR : 40% CIR	40%	-£4,445,373	-£5,928,936	-£5,955,635	-£6,000,412	-£6,112,359	-£6,784,035	-£7,157,189
60% LAR : 40% CIR	45%	-£5,198,843	-£6,630,339	-£6,657,002	-£6,701,706	-£6,813,466	-£7,484,023	-£7,856,555
60% LAR : 40% CIR	50%	-£5,966,739	-£7,336,410	-£7,363,045	-£7,407,687	-£7,519,292	-£8,188,923	-£8,560,940

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,248,824	£2,027,879	£2,002,192	£1,959,035	£1,851,140	£1,203,774	£844,126
60% LAR : 40% CIR	5%	£3,532,423	£1,404,512	£1,378,924	£1,335,938	£1,228,472	£583,674	£225,453
60% LAR : 40% CIR	10%	£2,811,226	£776,383	£750,884	£708,055	£600,985	-£41,440	-£398,343
60% LAR : 40% CIR	15%	£2,085,277	£143,534	£118,117	£75,434	-£31,274	-£671,519	-£1,027,212
60% LAR : 40% CIR	20%	£1,354,624	-£493,985	-£519,329	-£561,880	-£668,256	-£1,306,516	-£1,661,105
60% LAR : 40% CIR	25%	£619,316	-£1,136,130	-£1,161,408	-£1,203,839	-£1,309,916	-£1,946,381	-£2,299,971
60% LAR : 40% CIR	30%	-£120,605	-£1,782,853	-£1,808,074	-£1,850,398	-£1,956,207	-£2,591,064	-£2,943,773
60% LAR : 40% CIR	35%	-£865,088	-£2,434,107	-£2,459,279	-£2,501,508	-£2,607,081	-£3,257,726	-£3,631,610
60% LAR : 40% CIR	40%	-£1,614,088	-£3,097,650	-£3,124,349	-£3,169,127	-£3,281,074	-£3,952,750	-£4,325,903
60% LAR : 40% CIR	45%	-£2,367,558	-£3,799,053	-£3,825,717	-£3,870,420	-£3,982,180	-£4,652,737	-£5,025,270
60% LAR : 40% CIR	50%	-£3,135,453	-£4,505,124	-£4,531,759	-£4,576,402	-£4,688,007	-£5,357,637	-£5,729,654

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats	
No Units	**50**
Site Area	**0.14 Ha**

Value Area	**Zone B - £1,050 psf**	
Sales value inflation		**Grow**
Build cost inflation		**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£8,358,271	£6,118,674	£6,092,987	£6,049,830	£5,941,935	£5,294,569	£4,934,921
60% LAR : 40% CIR	5%	£7,583,548	£5,437,918	£5,412,330	£5,369,343	£5,261,877	£4,617,080	£4,258,859
60% LAR : 40% CIR	10%	£6,804,028	£4,752,399	£4,726,899	£4,684,071	£4,577,000	£3,934,576	£3,577,673
60% LAR : 40% CIR	15%	£6,019,756	£4,062,160	£4,036,743	£3,994,060	£3,887,352	£3,247,106	£2,891,413
60% LAR : 40% CIR	20%	£5,230,782	£3,367,251	£3,341,907	£3,299,356	£3,192,980	£2,554,720	£2,200,131
60% LAR : 40% CIR	25%	£4,437,150	£2,667,717	£2,642,438	£2,600,007	£2,493,929	£1,857,466	£1,503,875
60% LAR : 40% CIR	30%	£3,638,908	£1,963,604	£1,938,383	£1,896,059	£1,790,250	£1,155,393	£802,695
60% LAR : 40% CIR	35%	£2,836,102	£1,254,959	£1,229,788	£1,187,559	£1,081,986	£448,550	£96,642
60% LAR : 40% CIR	40%	£2,028,780	£541,829	£516,699	£474,553	£369,186	-£278,069	-£651,223
60% LAR : 40% CIR	45%	£1,216,988	-£185,346	-£212,010	-£256,713	-£368,473	-£1,039,030	-£1,411,562
60% LAR : 40% CIR	50%	£400,772	-£952,390	-£979,025	-£1,023,668	-£1,135,273	-£1,804,903	-£2,176,920

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,591,587	-£7,831,183	-£7,856,870	-£7,900,028	-£8,007,922	-£8,655,288	-£9,014,936
60% LAR : 40% CIR	5%	-£6,366,309	-£8,511,939	-£8,537,528	-£8,580,514	-£8,687,980	-£9,332,777	-£9,690,998
60% LAR : 40% CIR	10%	-£7,145,829	-£9,197,459	-£9,222,958	-£9,265,786	-£9,372,857	-£10,015,281	-£10,372,184
60% LAR : 40% CIR	15%	-£7,930,101	-£9,887,697	-£9,913,114	-£9,955,797	-£10,062,505	-£10,702,751	-£11,058,444
60% LAR : 40% CIR	20%	-£8,719,075	-£10,582,606	-£10,607,950	-£10,650,501	-£10,756,877	-£11,395,137	-£11,749,726
60% LAR : 40% CIR	25%	-£9,512,707	-£11,282,140	-£11,307,419	-£11,349,850	-£11,455,928	-£12,092,391	-£12,445,982
60% LAR : 40% CIR	30%	-£10,310,949	-£11,986,253	-£12,011,474	-£12,053,798	-£12,159,607	-£12,794,464	-£13,147,162
60% LAR : 40% CIR	35%	-£11,113,755	-£12,694,898	-£12,720,069	-£12,762,299	-£12,867,871	-£13,501,307	-£13,853,215
60% LAR : 40% CIR	40%	-£11,921,077	-£13,408,028	-£13,433,158	-£13,475,305	-£13,580,671	-£14,227,927	-£14,601,080
60% LAR : 40% CIR	45%	-£12,732,869	-£14,135,203	-£14,161,867	-£14,206,570	-£14,318,330	-£14,988,887	-£15,361,420
60% LAR : 40% CIR	50%	-£13,549,085	-£14,902,247	-£14,928,883	-£14,973,525	-£15,085,130	-£15,754,760	-£16,126,777

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£188,842	-£2,050,755	-£2,076,441	-£2,119,599	-£2,227,494	-£2,874,860	-£3,234,508
60% LAR : 40% CIR	5%	-£585,881	-£2,731,510	-£2,757,099	-£2,800,086	-£2,907,552	-£3,552,349	-£3,910,570
60% LAR : 40% CIR	10%	-£1,365,401	-£3,417,030	-£3,442,529	-£3,485,357	-£3,592,428	-£4,234,853	-£4,591,756
60% LAR : 40% CIR	15%	-£2,149,672	-£4,107,269	-£4,132,685	-£4,175,369	-£4,282,077	-£4,922,322	-£5,278,015
60% LAR : 40% CIR	20%	-£2,938,647	-£4,802,177	-£4,827,521	-£4,870,073	-£4,976,449	-£5,614,709	-£5,969,298
60% LAR : 40% CIR	25%	-£3,732,279	-£5,501,712	-£5,526,990	-£5,569,421	-£5,675,499	-£6,311,962	-£6,665,554
60% LAR : 40% CIR	30%	-£4,530,521	-£6,205,824	-£6,231,046	-£6,273,369	-£6,379,179	-£7,014,035	-£7,366,734
60% LAR : 40% CIR	35%	-£5,333,326	-£6,914,470	-£6,939,641	-£6,981,870	-£7,087,442	-£7,720,878	-£8,072,787
60% LAR : 40% CIR	40%	-£6,140,649	-£7,627,600	-£7,652,729	-£7,694,876	-£7,800,242	-£8,447,498	-£8,820,651
60% LAR : 40% CIR	45%	-£6,952,441	-£8,354,775	-£8,381,438	-£8,426,142	-£8,537,901	-£9,208,459	-£9,580,991
60% LAR : 40% CIR	50%	-£7,768,656	-£9,121,818	-£9,148,454	-£9,193,096	-£9,304,701	-£9,974,332	-£10,346,349

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,583,985	£344,388	£318,701	£275,544	£167,649	-£479,717	-£839,365
60% LAR : 40% CIR	5%	£1,809,262	-£336,368	-£361,956	-£404,943	-£512,409	-£1,157,206	-£1,515,427
60% LAR : 40% CIR	10%	£1,029,742	-£1,021,887	-£1,047,386	-£1,090,215	-£1,197,285	-£1,839,710	-£2,196,613
60% LAR : 40% CIR	15%	£245,471	-£1,712,126	-£1,737,543	-£1,780,226	-£1,886,934	-£2,527,179	-£2,882,872
60% LAR : 40% CIR	20%	-£543,504	-£2,407,035	-£2,432,379	-£2,474,930	-£2,581,306	-£3,219,566	-£3,574,155
60% LAR : 40% CIR	25%	-£1,337,136	-£3,106,569	-£3,131,848	-£3,174,278	-£3,280,356	-£3,916,819	-£4,270,411
60% LAR : 40% CIR	30%	-£2,135,378	-£3,810,681	-£3,835,903	-£3,878,226	-£3,984,036	-£4,618,892	-£4,971,591
60% LAR : 40% CIR	35%	-£2,938,183	-£4,519,327	-£4,544,498	-£4,586,727	-£4,692,299	-£5,325,736	-£5,677,644
60% LAR : 40% CIR	40%	-£3,745,506	-£5,232,457	-£5,257,586	-£5,299,733	-£5,405,099	-£6,052,355	-£6,425,509
60% LAR : 40% CIR	45%	-£4,557,298	-£5,959,632	-£5,986,295	-£6,030,999	-£6,142,758	-£6,813,316	-£7,185,848
60% LAR : 40% CIR	50%	-£5,373,513	-£6,726,676	-£6,753,311	-£6,797,953	-£6,909,558	-£7,579,189	-£7,951,206

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,415,271	£3,175,674	£3,149,987	£3,106,830	£2,998,935	£2,351,569	£1,991,921
60% LAR : 40% CIR	5%	£4,640,548	£2,494,918	£2,469,330	£2,426,343	£2,318,877	£1,674,080	£1,315,859
60% LAR : 40% CIR	10%	£3,861,028	£1,809,399	£1,783,899	£1,741,071	£1,634,000	£991,576	£634,673
60% LAR : 40% CIR	15%	£3,076,756	£1,119,160	£1,093,743	£1,051,060	£944,352	£304,106	-£51,587
60% LAR : 40% CIR	20%	£2,287,782	£424,251	£398,907	£356,356	£249,980	-£388,280	-£742,869
60% LAR : 40% CIR	25%	£1,494,150	-£275,283	-£300,562	-£342,993	-£449,071	-£1,085,534	-£1,439,125
60% LAR : 40% CIR	30%	£695,908	-£979,396	-£1,004,617	-£1,046,941	-£1,152,750	-£1,787,607	-£2,140,305
60% LAR : 40% CIR	35%	-£106,898	-£1,688,041	-£1,713,212	-£1,755,441	-£1,861,014	-£2,494,450	-£2,846,358
60% LAR : 40% CIR	40%	-£914,220	-£2,401,171	-£2,426,301	-£2,468,447	-£2,573,814	-£3,221,069	-£3,594,223
60% LAR : 40% CIR	45%	-£1,726,012	-£3,128,346	-£3,155,010	-£3,199,713	-£3,311,473	-£3,982,030	-£4,354,562
60% LAR : 40% CIR	50%	-£2,542,228	-£3,895,390	-£3,922,025	-£3,966,668	-£4,078,273	-£4,747,903	-£5,119,920

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats	
No Units	**50**
Site Area	**0.14 Ha**

Value Area	**Zone B - £1,100 psf**	
Sales value inflation		**Grow**
Build cost inflation		**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£9,524,718	£7,266,469	£7,240,783	£7,197,624	£7,089,731	£6,442,364	£6,082,716
60% LAR : 40% CIR	5%	£8,691,673	£6,528,324	£6,502,735	£6,459,749	£6,352,282	£5,707,485	£5,349,264
60% LAR : 40% CIR	10%	£7,853,830	£5,785,413	£5,759,915	£5,717,087	£5,610,016	£4,967,591	£4,610,689
60% LAR : 40% CIR	15%	£7,011,237	£5,037,786	£5,012,369	£4,969,686	£4,862,977	£4,222,732	£3,867,039
60% LAR : 40% CIR	20%	£6,163,940	£4,285,487	£4,260,143	£4,217,593	£4,111,216	£3,472,956	£3,118,368
60% LAR : 40% CIR	25%	£5,311,985	£3,528,563	£3,503,285	£3,460,853	£3,354,776	£2,718,312	£2,364,722
60% LAR : 40% CIR	30%	£4,455,420	£2,767,060	£2,741,840	£2,699,516	£2,593,707	£1,958,850	£1,606,152
60% LAR : 40% CIR	35%	£3,594,292	£2,001,026	£1,975,855	£1,933,625	£1,828,053	£1,194,617	£842,709
60% LAR : 40% CIR	40%	£2,728,648	£1,230,507	£1,205,376	£1,163,229	£1,057,863	£425,663	£74,442
60% LAR : 40% CIR	45%	£1,858,534	£455,547	£430,451	£388,375	£283,184	-£368,323	-£740,854
60% LAR : 40% CIR	50%	£983,995	-£342,656	-£369,291	-£413,934	-£525,539	-£1,195,169	-£1,567,186

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,425,139	-£6,683,388	-£6,709,074	-£6,752,233	-£6,860,126	-£7,507,493	-£7,867,141
60% LAR : 40% CIR	5%	-£5,258,185	-£7,421,533	-£7,447,122	-£7,490,109	-£7,597,575	-£8,242,372	-£8,600,593
60% LAR : 40% CIR	10%	-£6,096,027	-£8,164,444	-£8,189,942	-£8,232,770	-£8,339,841	-£8,982,266	-£9,339,168
60% LAR : 40% CIR	15%	-£6,938,620	-£8,912,071	-£8,937,488	-£8,980,171	-£9,086,880	-£9,727,125	-£10,082,818
60% LAR : 40% CIR	20%	-£7,785,917	-£9,664,370	-£9,689,714	-£9,732,264	-£9,838,641	-£10,476,901	-£10,831,490
60% LAR : 40% CIR	25%	-£8,637,872	-£10,421,294	-£10,446,572	-£10,489,004	-£10,595,081	-£11,231,545	-£11,585,136
60% LAR : 40% CIR	30%	-£9,494,437	-£11,182,797	-£11,208,017	-£11,250,341	-£11,356,151	-£11,991,007	-£12,343,705
60% LAR : 40% CIR	35%	-£10,355,565	-£11,948,831	-£11,974,003	-£12,016,232	-£12,121,804	-£12,755,240	-£13,107,149
60% LAR : 40% CIR	40%	-£11,221,209	-£12,719,351	-£12,744,481	-£12,786,628	-£12,891,994	-£13,524,194	-£13,875,415
60% LAR : 40% CIR	45%	-£12,091,323	-£13,494,310	-£13,519,406	-£13,561,482	-£13,666,673	-£14,318,180	-£14,690,711
60% LAR : 40% CIR	50%	-£12,965,862	-£14,292,513	-£14,319,149	-£14,363,791	-£14,475,396	-£15,145,026	-£15,517,043

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,355,289	-£902,960	-£928,646	-£971,804	-£1,079,698	-£1,727,065	-£2,086,712
60% LAR : 40% CIR	5%	£522,244	-£1,641,105	-£1,666,693	-£1,709,680	-£1,817,146	-£2,461,944	-£2,820,165
60% LAR : 40% CIR	10%	-£315,599	-£2,384,015	-£2,409,513	-£2,452,342	-£2,559,412	-£3,201,837	-£3,558,740
60% LAR : 40% CIR	15%	-£1,158,192	-£3,131,643	-£3,157,060	-£3,199,743	-£3,306,451	-£3,946,696	-£4,302,389
60% LAR : 40% CIR	20%	-£2,005,489	-£3,883,942	-£3,909,286	-£3,951,836	-£4,058,213	-£4,696,473	-£5,051,061
60% LAR : 40% CIR	25%	-£2,857,444	-£4,640,866	-£4,666,144	-£4,708,575	-£4,814,652	-£5,451,116	-£5,804,707
60% LAR : 40% CIR	30%	-£3,714,008	-£5,402,369	-£5,427,589	-£5,469,913	-£5,575,722	-£6,210,578	-£6,563,277
60% LAR : 40% CIR	35%	-£4,575,136	-£6,168,403	-£6,193,574	-£6,235,803	-£6,341,375	-£6,974,812	-£7,326,720
60% LAR : 40% CIR	40%	-£5,440,780	-£6,938,922	-£6,964,052	-£7,006,199	-£7,111,565	-£7,743,765	-£8,094,987
60% LAR : 40% CIR	45%	-£6,310,895	-£7,713,881	-£7,738,977	-£7,781,054	-£7,886,245	-£8,537,752	-£8,910,283
60% LAR : 40% CIR	50%	-£7,185,433	-£8,512,084	-£8,538,720	-£8,583,362	-£8,694,967	-£9,364,598	-£9,736,614

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,750,432	£1,492,183	£1,466,497	£1,423,339	£1,315,445	£668,078	£308,431
60% LAR : 40% CIR	5%	£2,917,387	£754,038	£728,450	£685,463	£577,997	-£66,801	-£425,022
60% LAR : 40% CIR	10%	£2,079,544	£11,128	-£14,371	-£57,199	-£164,270	-£806,694	-£1,163,597
60% LAR : 40% CIR	15%	£1,236,951	-£736,500	-£761,917	-£804,600	-£911,308	-£1,551,553	-£1,907,246
60% LAR : 40% CIR	20%	£389,654	-£1,488,799	-£1,514,143	-£1,556,693	-£1,663,070	-£2,301,330	-£2,655,918
60% LAR : 40% CIR	25%	-£462,301	-£2,245,723	-£2,271,001	-£2,313,433	-£2,419,509	-£3,055,974	-£3,409,564
60% LAR : 40% CIR	30%	-£1,318,865	-£3,007,226	-£3,032,446	-£3,074,770	-£3,180,579	-£3,815,436	-£4,168,134
60% LAR : 40% CIR	35%	-£2,179,993	-£3,773,260	-£3,798,431	-£3,840,660	-£3,946,233	-£4,579,669	-£4,931,577
60% LAR : 40% CIR	40%	-£3,045,638	-£4,543,779	-£4,568,910	-£4,611,056	-£4,716,423	-£5,348,622	-£5,699,844
60% LAR : 40% CIR	45%	-£3,915,752	-£5,318,738	-£5,343,834	-£5,385,911	-£5,491,102	-£6,142,609	-£6,515,140
60% LAR : 40% CIR	50%	-£4,790,290	-£6,116,942	-£6,143,577	-£6,188,219	-£6,299,824	-£6,969,455	-£7,341,472

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,581,718	£4,323,469	£4,297,783	£4,254,624	£4,146,731	£3,499,364	£3,139,716
60% LAR : 40% CIR	5%	£5,748,673	£3,585,324	£3,559,735	£3,516,749	£3,409,282	£2,764,485	£2,406,264
60% LAR : 40% CIR	10%	£4,910,830	£2,842,413	£2,816,915	£2,774,087	£2,667,016	£2,024,591	£1,667,689
60% LAR : 40% CIR	15%	£4,068,237	£2,094,786	£2,069,369	£2,026,686	£1,919,977	£1,279,732	£924,039
60% LAR : 40% CIR	20%	£3,220,940	£1,342,487	£1,317,143	£1,274,593	£1,168,216	£529,956	£175,368
60% LAR : 40% CIR	25%	£2,368,985	£585,563	£560,285	£517,853	£411,776	-£224,688	-£578,278
60% LAR : 40% CIR	30%	£1,512,420	-£175,940	-£201,160	-£243,484	-£349,293	-£984,150	-£1,336,848
60% LAR : 40% CIR	35%	£651,292	-£941,974	-£967,145	-£1,009,375	-£1,114,947	-£1,748,383	-£2,100,291
60% LAR : 40% CIR	40%	-£214,352	-£1,712,493	-£1,737,624	-£1,779,771	-£1,885,137	-£2,517,337	-£2,868,558
60% LAR : 40% CIR	45%	-£1,084,466	-£2,487,453	-£2,512,549	-£2,554,625	-£2,659,816	-£3,311,323	-£3,683,854
60% LAR : 40% CIR	50%	-£1,959,005	-£3,285,656	-£3,312,291	-£3,356,934	-£3,468,539	-£4,138,169	-£4,510,186

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats

Value Area	**Zone B - £1,150 psf**

No Units	**50**
Site Area	**0.14 Ha**

Sales value inflation	**Grow**
Build cost inflation	**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£10,685,517	£8,414,264	£8,388,578	£8,345,420	£8,237,526	£7,590,160	£7,230,511
60% LAR : 40% CIR	5%	£9,799,407	£7,618,729	£7,593,140	£7,550,153	£7,442,687	£6,797,891	£6,439,669
60% LAR : 40% CIR	10%	£8,903,632	£6,818,429	£6,792,930	£6,750,102	£6,643,031	£6,000,606	£5,643,705
60% LAR : 40% CIR	15%	£8,002,716	£6,013,412	£5,987,995	£5,945,311	£5,838,603	£5,198,358	£4,842,665
60% LAR : 40% CIR	20%	£7,097,097	£5,203,723	£5,178,379	£5,135,829	£5,029,452	£4,391,192	£4,036,603
60% LAR : 40% CIR	25%	£6,186,820	£4,389,410	£4,364,131	£4,321,700	£4,215,622	£3,579,159	£3,225,567
60% LAR : 40% CIR	30%	£5,271,933	£3,570,517	£3,545,296	£3,502,972	£3,397,162	£2,762,306	£2,409,609
60% LAR : 40% CIR	35%	£4,352,483	£2,747,093	£2,721,921	£2,679,692	£2,574,120	£1,940,684	£1,588,775
60% LAR : 40% CIR	40%	£3,428,517	£1,919,183	£1,894,053	£1,851,906	£1,746,540	£1,114,340	£763,119
60% LAR : 40% CIR	45%	£2,500,080	£1,086,834	£1,061,738	£1,019,662	£914,471	£283,324	-£70,147
60% LAR : 40% CIR	50%	£1,567,220	£250,093	£225,023	£183,005	£77,959	-£585,435	-£957,452

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,264,340	-£5,535,593	-£5,561,279	-£5,604,437	-£5,712,332	-£6,359,698	-£6,719,346
60% LAR : 40% CIR	5%	-£4,150,450	-£6,331,128	-£6,356,717	-£6,399,704	-£6,507,170	-£7,151,967	-£7,510,188
60% LAR : 40% CIR	10%	-£5,046,225	-£7,131,428	-£7,156,927	-£7,199,755	-£7,306,826	-£7,949,251	-£8,306,153
60% LAR : 40% CIR	15%	-£5,947,141	-£7,936,446	-£7,961,862	-£8,004,546	-£8,111,254	-£8,751,499	-£9,107,192
60% LAR : 40% CIR	20%	-£6,852,761	-£8,746,134	-£8,771,478	-£8,814,029	-£8,920,406	-£9,558,665	-£9,913,254
60% LAR : 40% CIR	25%	-£7,763,037	-£9,560,448	-£9,585,726	-£9,628,157	-£9,734,235	-£10,370,698	-£10,724,290
60% LAR : 40% CIR	30%	-£8,677,924	-£10,379,340	-£10,404,562	-£10,446,885	-£10,552,695	-£11,187,551	-£11,540,249
60% LAR : 40% CIR	35%	-£9,597,374	-£11,202,765	-£11,227,936	-£11,270,165	-£11,375,737	-£12,009,173	-£12,361,082
60% LAR : 40% CIR	40%	-£10,521,341	-£12,030,674	-£12,055,804	-£12,097,951	-£12,203,317	-£12,835,517	-£13,186,739
60% LAR : 40% CIR	45%	-£11,449,778	-£12,863,023	-£12,888,119	-£12,930,195	-£13,035,386	-£13,666,533	-£14,020,004
60% LAR : 40% CIR	50%	-£12,382,638	-£13,699,764	-£13,724,834	-£13,766,852	-£13,871,898	-£14,535,292	-£14,907,309

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,516,089	£244,836	£219,149	£175,991	£68,097	-£579,269	-£938,917
60% LAR : 40% CIR	5%	£1,629,978	-£550,700	-£576,288	-£619,275	-£726,741	-£1,371,538	-£1,729,759
60% LAR : 40% CIR	10%	£734,203	-£1,350,999	-£1,376,499	-£1,419,327	-£1,526,398	-£2,168,822	-£2,525,724
60% LAR : 40% CIR	15%	-£166,712	-£2,156,017	-£2,181,434	-£2,224,117	-£2,330,825	-£2,971,071	-£3,326,764
60% LAR : 40% CIR	20%	-£1,072,332	-£2,965,706	-£2,991,050	-£3,033,600	-£3,139,977	-£3,778,236	-£4,132,825
60% LAR : 40% CIR	25%	-£1,982,608	-£3,780,019	-£3,805,298	-£3,847,729	-£3,953,806	-£4,590,270	-£4,943,861
60% LAR : 40% CIR	30%	-£2,897,496	-£4,598,912	-£4,624,133	-£4,666,457	-£4,772,266	-£5,407,123	-£5,759,820
60% LAR : 40% CIR	35%	-£3,816,945	-£5,422,336	-£5,447,507	-£5,489,736	-£5,595,309	-£6,228,745	-£6,580,653
60% LAR : 40% CIR	40%	-£4,740,912	-£6,250,245	-£6,275,376	-£6,317,522	-£6,422,889	-£7,055,088	-£7,406,310
60% LAR : 40% CIR	45%	-£5,669,349	-£7,082,594	-£7,107,690	-£7,149,767	-£7,254,958	-£7,886,104	-£8,239,576
60% LAR : 40% CIR	50%	-£6,602,209	-£7,919,336	-£7,944,406	-£7,986,423	-£8,091,469	-£8,754,864	-£9,126,880

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,911,232	£2,639,979	£2,614,292	£2,571,134	£2,463,240	£1,815,874	£1,456,225
60% LAR : 40% CIR	5%	£4,025,121	£1,844,443	£1,818,854	£1,775,868	£1,668,401	£1,023,605	£665,384
60% LAR : 40% CIR	10%	£3,129,346	£1,044,143	£1,018,644	£975,816	£868,745	£226,320	-£130,581
60% LAR : 40% CIR	15%	£2,228,431	£239,126	£213,709	£171,026	£64,318	-£575,928	-£931,621
60% LAR : 40% CIR	20%	£1,322,811	-£570,563	-£595,907	-£638,457	-£744,834	-£1,383,093	-£1,737,682
60% LAR : 40% CIR	25%	£412,534	-£1,384,876	-£1,410,155	-£1,452,586	-£1,558,664	-£2,195,127	-£2,548,718
60% LAR : 40% CIR	30%	-£502,353	-£2,203,769	-£2,228,990	-£2,271,314	-£2,377,123	-£3,011,980	-£3,364,677
60% LAR : 40% CIR	35%	-£1,421,802	-£3,027,193	-£3,052,364	-£3,094,593	-£3,200,166	-£3,833,602	-£4,185,510
60% LAR : 40% CIR	40%	-£2,345,769	-£3,855,102	-£3,880,233	-£3,922,379	-£4,027,746	-£4,659,945	-£5,011,167
60% LAR : 40% CIR	45%	-£3,274,206	-£4,687,451	-£4,712,548	-£4,754,624	-£4,859,815	-£5,490,961	-£5,844,433
60% LAR : 40% CIR	50%	-£4,207,066	-£5,524,193	-£5,549,263	-£5,591,281	-£5,696,326	-£6,359,721	-£6,731,738

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,742,517	£5,471,264	£5,445,578	£5,402,420	£5,294,526	£4,647,160	£4,287,511
60% LAR : 40% CIR	5%	£6,856,407	£4,675,729	£4,650,140	£4,607,153	£4,499,687	£3,854,891	£3,496,669
60% LAR : 40% CIR	10%	£5,960,632	£3,875,429	£3,849,930	£3,807,102	£3,700,031	£3,057,606	£2,700,705
60% LAR : 40% CIR	15%	£5,059,716	£3,070,412	£3,044,995	£3,002,311	£2,895,603	£2,255,358	£1,899,665
60% LAR : 40% CIR	20%	£4,154,097	£2,260,723	£2,235,379	£2,192,829	£2,086,452	£1,448,192	£1,093,603
60% LAR : 40% CIR	25%	£3,243,820	£1,446,410	£1,421,131	£1,378,700	£1,272,622	£636,159	£282,567
60% LAR : 40% CIR	30%	£2,328,933	£627,517	£602,296	£559,972	£454,162	-£180,694	-£533,391
60% LAR : 40% CIR	35%	£1,409,483	-£195,907	-£221,079	-£263,308	-£368,880	-£1,002,316	-£1,354,225
60% LAR : 40% CIR	40%	£485,517	-£1,023,817	-£1,048,947	-£1,091,094	-£1,196,460	-£1,828,660	-£2,179,881
60% LAR : 40% CIR	45%	-£442,920	-£1,856,166	-£1,881,262	-£1,923,338	-£2,028,529	-£2,659,676	-£3,013,147
60% LAR : 40% CIR	50%	-£1,375,780	-£2,692,907	-£2,717,977	-£2,759,995	-£2,865,041	-£3,528,435	-£3,900,452

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats	
No Units	**50**
Site Area	**0.14 Ha**

Value Area	**Zone B - £1,200 psf**	
Sales value inflation		**Grow**
Build cost inflation		**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£11,841,213	£9,562,059	£9,536,372	£9,493,215	£9,385,320	£8,737,954	£8,378,306
60% LAR : 40% CIR	5%	£10,897,317	£8,709,135	£8,683,546	£8,640,559	£8,533,093	£7,888,295	£7,530,074
60% LAR : 40% CIR	10%	£9,948,696	£7,851,445	£7,825,946	£7,783,118	£7,676,047	£7,033,622	£6,676,719
60% LAR : 40% CIR	15%	£8,994,196	£6,989,037	£6,963,621	£6,920,937	£6,814,229	£6,173,984	£5,818,291
60% LAR : 40% CIR	20%	£8,030,254	£6,121,959	£6,096,616	£6,054,064	£5,947,688	£5,309,428	£4,954,839
60% LAR : 40% CIR	25%	£7,061,655	£5,250,255	£5,224,977	£5,182,546	£5,076,469	£4,440,005	£4,086,414
60% LAR : 40% CIR	30%	£6,088,447	£4,373,974	£4,348,752	£4,306,429	£4,200,619	£3,565,763	£3,213,064
60% LAR : 40% CIR	35%	£5,110,673	£3,493,159	£3,467,988	£3,425,759	£3,320,187	£2,686,751	£2,334,842
60% LAR : 40% CIR	40%	£4,128,384	£2,607,860	£2,582,730	£2,540,584	£2,435,217	£1,803,017	£1,451,795
60% LAR : 40% CIR	45%	£3,141,625	£1,718,121	£1,693,026	£1,650,949	£1,545,758	£914,612	£563,976
60% LAR : 40% CIR	50%	£2,150,443	£823,991	£798,921	£756,902	£651,857	£21,583	-£347,718

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,108,645	-£4,387,798	-£4,413,485	-£4,456,642	-£4,564,537	-£5,211,903	-£5,571,551
60% LAR : 40% CIR	5%	-£3,052,540	-£5,240,723	-£5,266,311	-£5,309,298	-£5,416,764	-£6,061,562	-£6,419,783
60% LAR : 40% CIR	10%	-£4,001,162	-£6,098,412	-£6,123,911	-£6,166,740	-£6,273,810	-£6,916,235	-£7,273,138
60% LAR : 40% CIR	15%	-£4,955,661	-£6,960,820	-£6,986,237	-£7,028,920	-£7,135,628	-£7,775,873	-£8,131,566
60% LAR : 40% CIR	20%	-£5,919,603	-£7,827,899	-£7,853,242	-£7,895,793	-£8,002,169	-£8,640,429	-£8,995,018
60% LAR : 40% CIR	25%	-£6,888,202	-£8,699,602	-£8,724,881	-£8,767,311	-£8,873,388	-£9,509,852	-£9,863,443
60% LAR : 40% CIR	30%	-£7,861,411	-£9,575,883	-£9,601,105	-£9,643,428	-£9,749,238	-£10,384,094	-£10,736,793
60% LAR : 40% CIR	35%	-£8,839,184	-£10,456,698	-£10,481,869	-£10,524,098	-£10,629,670	-£11,263,106	-£11,615,015
60% LAR : 40% CIR	40%	-£9,821,473	-£11,341,997	-£11,367,127	-£11,409,273	-£11,514,640	-£12,146,840	-£12,498,062
60% LAR : 40% CIR	45%	-£10,808,232	-£12,231,736	-£12,256,831	-£12,298,908	-£12,404,099	-£13,035,245	-£13,385,882
60% LAR : 40% CIR	50%	-£11,799,414	-£13,125,866	-£13,150,936	-£13,192,955	-£13,298,000	-£13,928,274	-£14,297,575

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,671,784	£1,392,631	£1,366,944	£1,323,786	£1,215,892	£568,526	£208,877
60% LAR : 40% CIR	5%	£2,727,889	£539,706	£514,117	£471,130	£363,664	-£281,133	-£639,354
60% LAR : 40% CIR	10%	£1,779,267	-£317,984	-£343,483	-£386,311	-£493,382	-£1,135,807	-£1,492,709
60% LAR : 40% CIR	15%	£824,767	-£1,180,391	-£1,205,808	-£1,248,491	-£1,355,200	-£1,995,445	-£2,351,138
60% LAR : 40% CIR	20%	-£139,174	-£2,047,470	-£2,072,813	-£2,115,364	-£2,221,740	-£2,860,000	-£3,214,589
60% LAR : 40% CIR	25%	-£1,107,773	-£2,919,173	-£2,944,452	-£2,986,883	-£3,092,960	-£3,729,424	-£4,083,014
60% LAR : 40% CIR	30%	-£2,080,982	-£3,795,455	-£3,820,676	-£3,863,000	-£3,968,809	-£4,603,666	-£4,956,364
60% LAR : 40% CIR	35%	-£3,058,755	-£4,676,269	-£4,701,440	-£4,743,669	-£4,849,242	-£5,482,678	-£5,834,586
60% LAR : 40% CIR	40%	-£4,041,045	-£5,561,568	-£5,586,699	-£5,628,844	-£5,734,212	-£6,366,412	-£6,717,633
60% LAR : 40% CIR	45%	-£5,027,803	-£6,451,307	-£6,476,402	-£6,518,480	-£6,623,671	-£7,254,816	-£7,605,453
60% LAR : 40% CIR	50%	-£6,018,986	-£7,345,438	-£7,370,508	-£7,412,527	-£7,517,571	-£8,147,846	-£8,517,146

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,066,927	£3,787,773	£3,762,087	£3,718,929	£3,611,035	£2,963,669	£2,604,020
60% LAR : 40% CIR	5%	£5,123,031	£2,934,849	£2,909,260	£2,866,273	£2,758,807	£2,114,010	£1,755,789
60% LAR : 40% CIR	10%	£4,174,410	£2,077,159	£2,051,660	£2,008,832	£1,901,761	£1,259,336	£902,434
60% LAR : 40% CIR	15%	£3,219,910	£1,214,752	£1,189,335	£1,146,652	£1,039,943	£399,698	£44,005
60% LAR : 40% CIR	20%	£2,255,969	£347,673	£322,330	£279,779	£173,403	-£464,857	-£819,446
60% LAR : 40% CIR	25%	£1,287,370	-£524,030	-£549,309	-£591,740	-£697,817	-£1,334,281	-£1,687,872
60% LAR : 40% CIR	30%	£314,161	-£1,400,312	-£1,425,533	-£1,467,857	-£1,573,666	-£2,208,523	-£2,561,221
60% LAR : 40% CIR	35%	-£663,612	-£2,281,126	-£2,306,297	-£2,348,527	-£2,454,099	-£3,087,535	-£3,439,443
60% LAR : 40% CIR	40%	-£1,645,902	-£3,166,425	-£3,191,556	-£3,233,702	-£3,339,069	-£3,971,269	-£4,322,490
60% LAR : 40% CIR	45%	-£2,632,660	-£4,056,165	-£4,081,260	-£4,123,337	-£4,228,528	-£4,859,673	-£5,210,310
60% LAR : 40% CIR	50%	-£3,623,843	-£4,950,295	-£4,975,365	-£5,017,384	-£5,122,429	-£5,752,703	-£6,122,004

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,898,213	£6,619,059	£6,593,372	£6,550,215	£6,442,320	£5,794,954	£5,435,306
60% LAR : 40% CIR	5%	£7,954,317	£5,766,135	£5,740,546	£5,697,559	£5,590,093	£4,945,295	£4,587,074
60% LAR : 40% CIR	10%	£7,005,696	£4,908,445	£4,882,946	£4,840,118	£4,733,047	£4,090,622	£3,733,719
60% LAR : 40% CIR	15%	£6,051,196	£4,046,037	£4,020,621	£3,977,937	£3,871,229	£3,230,984	£2,875,291
60% LAR : 40% CIR	20%	£5,087,254	£3,178,959	£3,153,616	£3,111,064	£3,004,688	£2,366,428	£2,011,839
60% LAR : 40% CIR	25%	£4,118,655	£2,307,255	£2,281,977	£2,239,546	£2,133,469	£1,497,005	£1,143,414
60% LAR : 40% CIR	30%	£3,145,447	£1,430,974	£1,405,752	£1,363,429	£1,257,619	£622,763	£270,064
60% LAR : 40% CIR	35%	£2,167,673	£550,159	£524,988	£482,759	£377,187	-£256,249	-£608,158
60% LAR : 40% CIR	40%	£1,185,384	-£335,140	-£360,270	-£402,416	-£507,783	-£1,139,983	-£1,491,205
60% LAR : 40% CIR	45%	£198,625	-£1,224,879	-£1,249,974	-£1,292,051	-£1,397,242	-£2,028,388	-£2,379,024
60% LAR : 40% CIR	50%	-£792,557	-£2,119,009	-£2,144,079	-£2,186,098	-£2,291,143	-£2,921,417	-£3,290,718

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats		Value Area	Zone B - £1,250 psf

No Units	50
Site Area	0.14 Ha

Sales value inflation		Grow
Build cost inflation		Grow
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£12,996,908	£10,709,854	£10,684,167	£10,641,010	£10,533,115	£9,885,749	£9,526,102
60% LAR : 40% CIR	5%	£11,995,227	£9,799,539	£9,773,951	£9,730,964	£9,623,498	£8,978,701	£8,620,480
60% LAR : 40% CIR	10%	£10,988,821	£8,884,461	£8,858,961	£8,816,133	£8,709,063	£8,066,638	£7,709,735
60% LAR : 40% CIR	15%	£9,977,737	£7,964,663	£7,939,246	£7,896,563	£7,789,855	£7,149,610	£6,793,917
60% LAR : 40% CIR	20%	£8,962,019	£7,040,195	£7,014,851	£6,972,300	£6,865,924	£6,227,664	£5,873,075
60% LAR : 40% CIR	25%	£7,936,491	£6,111,102	£6,085,823	£6,043,393	£5,937,315	£5,300,852	£4,947,260
60% LAR : 40% CIR	30%	£6,904,959	£5,177,431	£5,152,209	£5,109,886	£5,004,076	£4,369,220	£4,016,521
60% LAR : 40% CIR	35%	£5,868,864	£4,239,226	£4,214,055	£4,171,826	£4,066,254	£3,432,818	£3,080,909
60% LAR : 40% CIR	40%	£4,828,252	£3,296,537	£3,271,408	£3,229,261	£3,123,894	£2,491,695	£2,140,472
60% LAR : 40% CIR	45%	£3,783,171	£2,349,409	£2,324,313	£2,282,237	£2,177,046	£1,545,899	£1,195,262
60% LAR : 40% CIR	50%	£2,733,666	£1,397,888	£1,372,818	£1,330,800	£1,225,754	£595,481	£245,328

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£952,949	-£3,240,003	-£3,265,690	-£3,308,848	-£3,416,742	-£4,064,108	-£4,423,755
60% LAR : 40% CIR	5%	-£1,954,630	-£4,150,318	-£4,175,906	-£4,218,893	-£4,326,359	-£4,971,156	-£5,329,377
60% LAR : 40% CIR	10%	-£2,961,036	-£5,065,396	-£5,090,896	-£5,133,724	-£5,240,795	-£5,883,219	-£6,240,122
60% LAR : 40% CIR	15%	-£3,972,120	-£5,985,194	-£6,010,611	-£6,053,294	-£6,160,002	-£6,800,248	-£7,155,941
60% LAR : 40% CIR	20%	-£4,987,838	-£6,909,662	-£6,935,006	-£6,977,557	-£7,083,933	-£7,722,193	-£8,076,782
60% LAR : 40% CIR	25%	-£6,013,367	-£7,838,755	-£7,864,034	-£7,906,465	-£8,012,542	-£8,649,006	-£9,002,597
60% LAR : 40% CIR	30%	-£7,044,898	-£8,772,427	-£8,797,648	-£8,839,972	-£8,945,781	-£9,580,638	-£9,933,336
60% LAR : 40% CIR	35%	-£8,080,993	-£9,710,631	-£9,735,802	-£9,778,031	-£9,883,604	-£10,517,040	-£10,868,948
60% LAR : 40% CIR	40%	-£9,121,605	-£10,653,320	-£10,678,449	-£10,720,596	-£10,825,963	-£11,458,162	-£11,809,385
60% LAR : 40% CIR	45%	-£10,166,686	-£11,600,448	-£11,625,544	-£11,667,621	-£11,772,811	-£12,403,958	-£12,754,595
60% LAR : 40% CIR	50%	-£11,216,191	-£12,551,969	-£12,577,039	-£12,619,057	-£12,724,103	-£13,354,376	-£13,704,529

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,827,479	£2,540,425	£2,514,739	£2,471,581	£2,363,686	£1,716,320	£1,356,673
60% LAR : 40% CIR	5%	£3,825,799	£1,630,111	£1,604,522	£1,561,535	£1,454,069	£809,272	£451,051
60% LAR : 40% CIR	10%	£2,819,393	£715,032	£689,533	£646,705	£539,634	-£102,791	-£459,693
60% LAR : 40% CIR	15%	£1,808,309	-£204,765	-£230,182	-£272,866	-£379,574	-£1,019,819	-£1,375,512
60% LAR : 40% CIR	20%	£792,590	-£1,129,233	-£1,154,577	-£1,197,128	-£1,303,504	-£1,941,765	-£2,296,354
60% LAR : 40% CIR	25%	-£232,938	-£2,058,326	-£2,083,605	-£2,126,036	-£2,232,114	-£2,868,577	-£3,222,169
60% LAR : 40% CIR	30%	-£1,264,469	-£2,991,998	-£3,017,219	-£3,059,543	-£3,165,352	-£3,800,209	-£4,152,907
60% LAR : 40% CIR	35%	-£2,300,564	-£3,930,202	-£3,955,373	-£3,997,603	-£4,103,175	-£4,736,611	-£5,088,520
60% LAR : 40% CIR	40%	-£3,341,176	-£4,872,891	-£4,898,021	-£4,940,168	-£5,045,535	-£5,677,734	-£6,028,956
60% LAR : 40% CIR	45%	-£4,386,258	-£5,820,020	-£5,845,116	-£5,887,192	-£5,992,383	-£6,623,529	-£6,974,166
60% LAR : 40% CIR	50%	-£5,435,763	-£6,771,541	-£6,796,611	-£6,838,629	-£6,943,675	-£7,573,948	-£7,924,100

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,222,622	£4,935,568	£4,909,881	£4,866,724	£4,758,829	£4,111,463	£3,751,816
60% LAR : 40% CIR	5%	£6,220,942	£4,025,254	£3,999,665	£3,956,678	£3,849,212	£3,204,415	£2,846,194
60% LAR : 40% CIR	10%	£5,214,535	£3,110,175	£3,084,676	£3,041,848	£2,934,777	£2,292,352	£1,935,449
60% LAR : 40% CIR	15%	£4,203,451	£2,190,377	£2,164,961	£2,122,277	£2,015,569	£1,375,324	£1,019,631
60% LAR : 40% CIR	20%	£3,187,733	£1,265,910	£1,240,566	£1,198,014	£1,091,638	£453,378	£98,789
60% LAR : 40% CIR	25%	£2,162,205	£336,816	£311,538	£269,107	£163,029	-£473,434	-£827,026
60% LAR : 40% CIR	30%	£1,130,673	-£596,855	-£622,076	-£664,400	-£770,210	-£1,405,066	-£1,757,765
60% LAR : 40% CIR	35%	£94,579	-£1,535,059	-£1,560,231	-£1,602,460	-£1,708,032	-£2,341,468	-£2,693,377
60% LAR : 40% CIR	40%	-£946,033	-£2,477,749	-£2,502,878	-£2,545,025	-£2,650,392	-£3,282,591	-£3,633,813
60% LAR : 40% CIR	45%	-£1,991,115	-£3,424,877	-£3,449,973	-£3,492,049	-£3,597,240	-£4,228,387	-£4,579,023
60% LAR : 40% CIR	50%	-£3,040,620	-£4,376,398	-£4,401,468	-£4,443,486	-£4,548,532	-£5,178,805	-£5,528,958

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,053,908	£7,766,854	£7,741,167	£7,698,010	£7,590,115	£6,942,749	£6,583,102
60% LAR : 40% CIR	5%	£9,052,227	£6,856,539	£6,830,951	£6,787,964	£6,680,498	£6,035,701	£5,677,480
60% LAR : 40% CIR	10%	£8,045,821	£5,941,461	£5,915,961	£5,873,133	£5,766,063	£5,123,638	£4,766,735
60% LAR : 40% CIR	15%	£7,034,737	£5,021,663	£4,996,246	£4,953,563	£4,846,855	£4,206,610	£3,850,917
60% LAR : 40% CIR	20%	£6,019,019	£4,097,195	£4,071,851	£4,029,300	£3,922,924	£3,284,664	£2,930,075
60% LAR : 40% CIR	25%	£4,993,491	£3,168,102	£3,142,823	£3,100,393	£2,994,315	£2,357,852	£2,004,260
60% LAR : 40% CIR	30%	£3,961,959	£2,234,431	£2,209,209	£2,166,886	£2,061,076	£1,426,220	£1,073,521
60% LAR : 40% CIR	35%	£2,925,864	£1,296,226	£1,271,055	£1,228,826	£1,123,254	£489,818	£137,909
60% LAR : 40% CIR	40%	£1,885,252	£353,537	£328,408	£286,261	£180,894	-£451,305	-£802,528
60% LAR : 40% CIR	45%	£840,171	-£593,591	-£618,687	-£660,763	-£765,954	-£1,397,101	-£1,747,738
60% LAR : 40% CIR	50%	-£209,334	-£1,545,112	-£1,570,182	-£1,612,200	-£1,717,246	-£2,347,519	-£2,697,672

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats		Value Area	Zone B - £1,300 psf

No Units	50
Site Area	0.14 Ha

Sales value inflation		Grow
Build cost inflation		Grow
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£14,152,603	£11,852,004	£11,826,703	£11,784,194	£11,677,921	£11,033,544	£10,673,896
60% LAR : 40% CIR	5%	£13,093,138	£10,889,833	£10,864,356	£10,821,370	£10,713,903	£10,069,106	£9,710,885
60% LAR : 40% CIR	10%	£12,028,947	£9,917,475	£9,891,977	£9,849,149	£9,742,078	£9,099,654	£8,742,751
60% LAR : 40% CIR	15%	£10,960,078	£8,940,289	£8,914,872	£8,872,189	£8,765,481	£8,125,235	£7,769,542
60% LAR : 40% CIR	20%	£9,886,575	£7,958,431	£7,933,087	£7,890,537	£7,784,160	£7,145,900	£6,791,312
60% LAR : 40% CIR	25%	£8,808,485	£6,971,948	£6,946,669	£6,904,238	£6,798,162	£6,161,697	£5,808,107
60% LAR : 40% CIR	30%	£7,721,472	£5,980,886	£5,955,665	£5,913,341	£5,807,532	£5,172,675	£4,819,978
60% LAR : 40% CIR	35%	£6,627,054	£4,985,293	£4,960,122	£4,917,893	£4,812,320	£4,178,884	£3,826,976
60% LAR : 40% CIR	40%	£5,528,121	£3,985,214	£3,960,085	£3,917,938	£3,812,572	£3,180,372	£2,829,149
60% LAR : 40% CIR	45%	£4,424,717	£2,980,696	£2,955,600	£2,913,523	£2,808,333	£2,177,186	£1,826,549
60% LAR : 40% CIR	50%	£3,316,889	£1,971,786	£1,946,716	£1,904,698	£1,799,652	£1,169,379	£819,226

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£202,746	-£2,097,853	-£2,123,154	-£2,165,663	-£2,271,936	-£2,916,313	-£3,275,961
60% LAR : 40% CIR	5%	-£856,719	-£3,060,024	-£3,085,501	-£3,128,488	-£3,235,954	-£3,880,751	-£4,238,972
60% LAR : 40% CIR	10%	-£1,920,910	-£4,032,382	-£4,057,880	-£4,100,708	-£4,207,779	-£4,850,204	-£5,207,106
60% LAR : 40% CIR	15%	-£2,989,779	-£5,009,568	-£5,034,985	-£5,077,668	-£5,184,377	-£5,824,622	-£6,180,315
60% LAR : 40% CIR	20%	-£4,063,282	-£5,991,426	-£6,016,770	-£6,059,320	-£6,165,697	-£6,803,957	-£7,158,545
60% LAR : 40% CIR	25%	-£5,141,372	-£6,977,909	-£7,003,188	-£7,045,619	-£7,151,696	-£7,788,160	-£8,141,750
60% LAR : 40% CIR	30%	-£6,228,385	-£7,968,971	-£7,994,192	-£8,036,516	-£8,142,325	-£8,777,182	-£9,129,879
60% LAR : 40% CIR	35%	-£7,322,803	-£8,964,564	-£8,989,735	-£9,031,964	-£9,137,537	-£9,770,973	-£10,122,881
60% LAR : 40% CIR	40%	-£8,421,737	-£9,964,643	-£9,989,773	-£10,031,919	-£10,137,286	-£10,769,485	-£11,120,708
60% LAR : 40% CIR	45%	-£9,525,140	-£10,969,161	-£10,994,257	-£11,036,334	-£11,141,525	-£11,772,671	-£12,123,308
60% LAR : 40% CIR	50%	-£10,632,968	-£11,978,072	-£12,003,141	-£12,045,159	-£12,150,205	-£12,780,479	-£13,130,631

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,983,174	£3,682,576	£3,657,274	£3,614,765	£3,508,493	£2,864,115	£2,504,468
60% LAR : 40% CIR	5%	£4,923,709	£2,720,404	£2,694,928	£2,651,941	£2,544,475	£1,899,677	£1,541,456
60% LAR : 40% CIR	10%	£3,859,518	£1,748,047	£1,722,549	£1,679,721	£1,572,650	£930,225	£573,322
60% LAR : 40% CIR	15%	£2,790,649	£770,860	£745,444	£702,760	£596,052	-£44,193	-£399,886
60% LAR : 40% CIR	20%	£1,717,146	-£210,997	-£236,341	-£278,892	-£385,269	-£1,023,529	-£1,378,117
60% LAR : 40% CIR	25%	£639,057	-£1,197,481	-£1,222,759	-£1,265,190	-£1,371,267	-£2,007,731	-£2,361,322
60% LAR : 40% CIR	30%	-£447,957	-£2,188,542	-£2,213,763	-£2,256,087	-£2,361,897	-£2,996,753	-£3,349,451
60% LAR : 40% CIR	35%	-£1,542,374	-£3,184,135	-£3,209,307	-£3,251,536	-£3,357,108	-£3,990,544	-£4,342,453
60% LAR : 40% CIR	40%	-£2,641,308	-£4,184,215	-£4,209,344	-£4,251,491	-£4,356,857	-£4,989,057	-£5,340,279
60% LAR : 40% CIR	45%	-£3,744,712	-£5,188,733	-£5,213,829	-£5,255,905	-£5,361,096	-£5,992,243	-£6,342,879
60% LAR : 40% CIR	50%	-£4,852,540	-£6,197,643	-£6,222,713	-£6,264,731	-£6,369,777	-£7,000,050	-£7,350,203

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,378,317	£6,077,719	£6,052,417	£6,009,908	£5,903,636	£5,259,258	£4,899,611
60% LAR : 40% CIR	5%	£7,318,852	£5,115,547	£5,090,071	£5,047,084	£4,939,618	£4,294,820	£3,936,599
60% LAR : 40% CIR	10%	£6,254,661	£4,143,190	£4,117,691	£4,074,863	£3,967,793	£3,325,368	£2,968,465
60% LAR : 40% CIR	15%	£5,185,792	£3,166,003	£3,140,586	£3,097,903	£2,991,195	£2,350,950	£1,995,257
60% LAR : 40% CIR	20%	£4,112,289	£2,184,145	£2,158,801	£2,116,251	£2,009,874	£1,371,614	£1,017,026
60% LAR : 40% CIR	25%	£3,034,199	£1,197,662	£1,172,383	£1,129,953	£1,023,876	£387,412	£33,821
60% LAR : 40% CIR	30%	£1,947,186	£206,601	£181,379	£139,056	£33,246	-£601,610	-£954,308
60% LAR : 40% CIR	35%	£852,769	-£788,993	-£814,164	-£856,393	-£961,965	-£1,595,401	-£1,947,310
60% LAR : 40% CIR	40%	-£246,165	-£1,789,072	-£1,814,201	-£1,856,348	-£1,961,714	-£2,593,914	-£2,945,137
60% LAR : 40% CIR	45%	-£1,349,569	-£2,793,590	-£2,818,686	-£2,860,762	-£2,965,953	-£3,597,100	-£3,947,736
60% LAR : 40% CIR	50%	-£2,457,397	-£3,802,500	-£3,827,570	-£3,869,588	-£3,974,634	-£4,604,907	-£4,955,060

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,209,603	£8,909,004	£8,883,703	£8,841,194	£8,734,921	£8,090,544	£7,730,896
60% LAR : 40% CIR	5%	£10,150,138	£7,946,833	£7,921,356	£7,878,370	£7,770,903	£7,126,106	£6,767,885
60% LAR : 40% CIR	10%	£9,085,947	£6,974,475	£6,948,977	£6,906,149	£6,799,078	£6,156,654	£5,799,751
60% LAR : 40% CIR	15%	£8,017,078	£5,997,289	£5,971,872	£5,929,189	£5,822,481	£5,182,235	£4,826,542
60% LAR : 40% CIR	20%	£6,943,575	£5,015,431	£4,990,087	£4,947,537	£4,841,160	£4,202,900	£3,848,312
60% LAR : 40% CIR	25%	£5,865,485	£4,028,948	£4,003,669	£3,961,238	£3,855,162	£3,218,697	£2,865,107
60% LAR : 40% CIR	30%	£4,778,472	£3,037,886	£3,012,665	£2,970,341	£2,864,532	£2,229,675	£1,876,978
60% LAR : 40% CIR	35%	£3,684,054	£2,042,293	£2,017,122	£1,974,893	£1,869,320	£1,235,884	£883,976
60% LAR : 40% CIR	40%	£2,585,121	£1,042,214	£1,017,085	£974,938	£869,572	£237,372	-£113,851
60% LAR : 40% CIR	45%	£1,481,717	£37,696	£12,600	-£29,477	-£134,667	-£765,814	-£1,116,451
60% LAR : 40% CIR	50%	£373,889	-£971,214	-£996,284	-£1,038,302	-£1,143,348	-£1,773,621	-£2,123,774

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		**Value Area**	**Zone B - £900 psf**

No Units	**60**
Site Area	**0.14 Ha**

Sales value inflation		**Grow**
Build cost inflation		**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,108,513	£3,477,273	£3,445,979	£3,393,399	£3,261,950	£2,473,257	£2,035,095
60% LAR : 40% CIR	5%	£5,376,519	£2,848,807	£2,817,631	£2,765,261	£2,634,333	£1,848,770	£1,412,346
60% LAR : 40% CIR	10%	£4,638,768	£2,214,536	£2,183,470	£2,131,292	£2,000,847	£1,218,174	£783,356
60% LAR : 40% CIR	15%	£3,891,926	£1,574,517	£1,543,550	£1,491,550	£1,361,546	£581,528	£148,185
60% LAR : 40% CIR	20%	£3,135,627	£928,808	£897,930	£846,090	£716,491	-£63,278	-£515,355
60% LAR : 40% CIR	25%	£2,373,656	£277,463	£246,665	£194,972	£65,736	-£741,988	-£1,192,793
60% LAR : 40% CIR	30%	£1,606,067	-£396,426	-£428,582	-£482,542	-£617,442	-£1,426,842	-£1,876,507
60% LAR : 40% CIR	35%	£832,919	-£1,089,658	-£1,121,751	-£1,175,590	-£1,310,188	-£2,117,776	-£2,566,436
60% LAR : 40% CIR	40%	£54,269	-£1,788,609	-£1,820,648	-£1,874,382	-£2,008,718	-£2,814,729	-£3,262,514
60% LAR : 40% CIR	45%	-£763,068	-£2,493,219	-£2,525,216	-£2,578,860	-£2,712,972	-£3,517,640	-£3,964,679
60% LAR : 40% CIR	50%	-£1,589,247	-£3,203,429	-£3,235,392	-£3,288,963	-£3,422,889	-£4,226,446	-£4,672,866

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,677,228	-£10,308,468	-£10,339,763	-£10,392,342	-£10,523,791	-£11,312,484	-£11,750,646
60% LAR : 40% CIR	5%	-£8,409,222	-£10,936,934	-£10,968,110	-£11,020,481	-£11,151,408	-£11,936,971	-£12,373,395
60% LAR : 40% CIR	10%	-£9,146,973	-£11,571,205	-£11,602,272	-£11,654,450	-£11,784,894	-£12,567,568	-£13,002,385
60% LAR : 40% CIR	15%	-£9,893,815	-£12,211,224	-£12,242,191	-£12,294,191	-£12,424,195	-£13,204,213	-£13,637,557
60% LAR : 40% CIR	20%	-£10,650,114	-£12,856,934	-£12,887,811	-£12,939,651	-£13,069,251	-£13,849,020	-£14,301,097
60% LAR : 40% CIR	25%	-£11,412,085	-£13,508,278	-£13,539,076	-£13,590,769	-£13,720,005	-£14,527,730	-£14,978,534
60% LAR : 40% CIR	30%	-£12,179,674	-£14,182,167	-£14,214,323	-£14,268,283	-£14,403,183	-£15,212,583	-£15,662,248
60% LAR : 40% CIR	35%	-£12,952,822	-£14,875,399	-£14,907,492	-£14,961,331	-£15,095,929	-£15,903,517	-£16,352,177
60% LAR : 40% CIR	40%	-£13,731,473	-£15,574,350	-£15,606,390	-£15,660,123	-£15,794,459	-£16,600,471	-£17,048,255
60% LAR : 40% CIR	45%	-£14,548,809	-£16,278,960	-£16,310,957	-£16,364,601	-£16,498,713	-£17,303,382	-£17,750,420
60% LAR : 40% CIR	50%	-£15,374,988	-£16,989,170	-£17,021,133	-£17,074,704	-£17,208,630	-£18,012,187	-£18,458,607

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,964,805	-£4,596,044	-£4,627,339	-£4,679,919	-£4,811,367	-£5,600,060	-£6,038,223
60% LAR : 40% CIR	5%	-£2,696,799	-£5,224,511	-£5,255,686	-£5,308,057	-£5,438,985	-£6,224,548	-£6,660,972
60% LAR : 40% CIR	10%	-£3,434,550	-£5,858,782	-£5,889,848	-£5,942,026	-£6,072,471	-£6,855,144	-£7,289,962
60% LAR : 40% CIR	15%	-£4,181,392	-£6,498,800	-£6,529,768	-£6,581,768	-£6,711,771	-£7,491,789	-£7,925,133
60% LAR : 40% CIR	20%	-£4,937,690	-£7,144,510	-£7,175,387	-£7,227,228	-£7,356,827	-£8,136,596	-£8,588,673
60% LAR : 40% CIR	25%	-£5,699,662	-£7,795,854	-£7,826,652	-£7,878,346	-£8,007,581	-£8,815,306	-£9,266,110
60% LAR : 40% CIR	30%	-£6,467,250	-£8,469,743	-£8,501,900	-£8,555,860	-£8,690,760	-£9,500,159	-£9,949,825
60% LAR : 40% CIR	35%	-£7,240,399	-£9,162,976	-£9,195,069	-£9,248,907	-£9,383,506	-£10,191,094	-£10,639,753
60% LAR : 40% CIR	40%	-£8,019,049	-£9,861,927	-£9,893,966	-£9,947,700	-£10,082,035	-£10,888,047	-£11,335,831
60% LAR : 40% CIR	45%	-£8,836,386	-£10,566,536	-£10,598,533	-£10,652,178	-£10,786,289	-£11,590,958	-£12,037,997
60% LAR : 40% CIR	50%	-£9,662,564	-£11,276,747	-£11,308,710	-£11,362,281	-£11,496,206	-£12,299,764	-£12,746,183

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£402,160	-£2,229,080	-£2,260,374	-£2,312,954	-£2,444,403	-£3,233,095	-£3,671,258
60% LAR : 40% CIR	5%	-£329,834	-£2,857,546	-£2,888,721	-£2,941,092	-£3,072,020	-£3,857,583	-£4,294,007
60% LAR : 40% CIR	10%	-£1,067,585	-£3,491,817	-£3,522,883	-£3,575,061	-£3,705,506	-£4,488,179	-£4,922,997
60% LAR : 40% CIR	15%	-£1,814,427	-£4,131,836	-£4,162,803	-£4,214,803	-£4,344,806	-£5,124,825	-£5,558,168
60% LAR : 40% CIR	20%	-£2,570,726	-£4,777,545	-£4,808,423	-£4,860,263	-£4,989,862	-£5,769,631	-£6,221,708
60% LAR : 40% CIR	25%	-£3,332,697	-£5,428,890	-£5,459,688	-£5,511,381	-£5,640,616	-£6,448,341	-£6,899,146
60% LAR : 40% CIR	30%	-£4,100,286	-£6,102,779	-£6,134,935	-£6,188,895	-£6,323,795	-£7,133,195	-£7,582,860
60% LAR : 40% CIR	35%	-£4,873,434	-£6,796,011	-£6,828,104	-£6,881,943	-£7,016,541	-£7,824,129	-£8,272,789
60% LAR : 40% CIR	40%	-£5,652,084	-£7,494,962	-£7,527,001	-£7,580,735	-£7,715,071	-£8,521,082	-£8,968,867
60% LAR : 40% CIR	45%	-£6,469,421	-£8,199,572	-£8,231,569	-£8,285,213	-£8,419,325	-£9,223,993	-£9,671,032
60% LAR : 40% CIR	50%	-£7,295,600	-£8,909,782	-£8,941,745	-£8,995,316	-£9,129,242	-£9,932,799	-£10,379,219

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,200,136	£568,897	£537,602	£485,022	£353,574	-£435,119	-£873,282
60% LAR : 40% CIR	5%	£2,468,142	-£59,570	-£90,745	-£143,116	-£274,044	-£1,059,606	-£1,496,030
60% LAR : 40% CIR	10%	£1,730,392	-£693,841	-£724,907	-£777,085	-£907,530	-£1,690,203	-£2,125,021
60% LAR : 40% CIR	15%	£983,549	-£1,333,859	-£1,364,826	-£1,416,827	-£1,546,830	-£2,326,848	-£2,760,192
60% LAR : 40% CIR	20%	£227,251	-£1,979,569	-£2,010,446	-£2,062,286	-£2,191,886	-£2,971,655	-£3,423,732
60% LAR : 40% CIR	25%	-£534,720	-£2,630,913	-£2,661,711	-£2,713,405	-£2,842,640	-£3,650,365	-£4,101,169
60% LAR : 40% CIR	30%	-£1,302,309	-£3,304,802	-£3,336,958	-£3,390,918	-£3,525,819	-£4,335,218	-£4,784,884
60% LAR : 40% CIR	35%	-£2,075,457	-£3,998,034	-£4,030,128	-£4,083,966	-£4,218,565	-£5,026,152	-£5,474,812
60% LAR : 40% CIR	40%	-£2,854,108	-£4,696,985	-£4,729,025	-£4,782,759	-£4,917,094	-£5,723,106	-£6,170,890
60% LAR : 40% CIR	45%	-£3,671,445	-£5,401,595	-£5,433,592	-£5,487,237	-£5,621,348	-£6,426,017	-£6,873,056
60% LAR : 40% CIR	50%	-£4,497,623	-£6,111,806	-£6,143,769	-£6,197,340	-£6,331,265	-£7,134,822	-£7,581,242

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		Value Area	Zone B - £950 psf

No Units	60
Site Area	0.14 Ha

Sales value inflation	Grow
Build cost inflation	Grow
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£7,521,900	£4,885,118	£4,853,822	£4,801,243	£4,669,794	£3,881,101	£3,442,939
60% LAR : 40% CIR	5%	£6,719,237	£4,186,259	£4,155,083	£4,102,712	£3,971,785	£3,186,223	£2,749,799
60% LAR : 40% CIR	10%	£5,910,818	£3,481,596	£3,450,530	£3,398,352	£3,267,906	£2,485,234	£2,050,416
60% LAR : 40% CIR	15%	£5,096,697	£2,771,186	£2,740,218	£2,688,217	£2,558,214	£1,778,196	£1,344,853
60% LAR : 40% CIR	20%	£4,276,931	£2,055,083	£2,024,205	£1,972,365	£1,842,766	£1,065,168	£633,169
60% LAR : 40% CIR	25%	£3,446,697	£1,333,346	£1,302,548	£1,250,855	£1,121,619	£346,209	-£87,835
60% LAR : 40% CIR	30%	£2,607,573	£606,032	£575,304	£523,740	£394,832	-£395,548	-£845,214
60% LAR : 40% CIR	35%	£1,762,888	-£132,028	-£164,121	-£217,960	-£352,559	-£1,160,146	-£1,608,806
60% LAR : 40% CIR	40%	£912,701	-£904,643	-£936,682	-£990,417	-£1,124,753	-£1,930,764	-£2,378,549
60% LAR : 40% CIR	45%	£57,068	-£1,682,917	-£1,714,914	-£1,768,558	-£1,902,670	-£2,707,339	-£3,154,377
60% LAR : 40% CIR	50%	-£840,639	-£2,466,792	-£2,498,754	-£2,552,325	-£2,686,251	-£3,489,808	-£3,936,227

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,263,841	-£8,900,623	-£8,931,919	-£8,984,498	-£9,115,947	-£9,904,640	-£10,342,803
60% LAR : 40% CIR	5%	-£7,066,504	-£9,599,482	-£9,630,658	-£9,683,029	-£9,813,956	-£10,599,519	-£11,035,943
60% LAR : 40% CIR	10%	-£7,874,923	-£10,304,145	-£10,335,211	-£10,387,389	-£10,517,835	-£11,300,507	-£11,735,325
60% LAR : 40% CIR	15%	-£8,689,045	-£11,014,556	-£11,045,523	-£11,097,524	-£11,227,527	-£12,007,546	-£12,440,888
60% LAR : 40% CIR	20%	-£9,508,810	-£11,730,658	-£11,761,536	-£11,813,376	-£11,942,975	-£12,720,573	-£13,152,572
60% LAR : 40% CIR	25%	-£10,339,044	-£12,452,395	-£12,483,193	-£12,534,887	-£12,664,122	-£13,439,532	-£13,873,576
60% LAR : 40% CIR	30%	-£11,178,168	-£13,179,709	-£13,210,437	-£13,262,001	-£13,390,909	-£14,181,289	-£14,630,955
60% LAR : 40% CIR	35%	-£12,022,853	-£13,917,770	-£13,949,862	-£14,003,701	-£14,138,300	-£14,945,887	-£15,394,547
60% LAR : 40% CIR	40%	-£12,873,040	-£14,690,384	-£14,722,423	-£14,776,158	-£14,910,494	-£15,716,505	-£16,164,290
60% LAR : 40% CIR	45%	-£13,728,673	-£15,468,658	-£15,500,655	-£15,554,300	-£15,688,411	-£16,493,080	-£16,940,118
60% LAR : 40% CIR	50%	-£14,626,380	-£16,252,533	-£16,284,495	-£16,338,066	-£16,471,992	-£17,275,549	-£17,721,969

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£551,417	-£3,188,200	-£3,219,495	-£3,272,074	-£3,403,524	-£4,192,217	-£4,630,379
60% LAR : 40% CIR	5%	-£1,354,081	-£3,887,058	-£3,918,235	-£3,970,606	-£4,101,532	-£4,887,095	-£5,323,519
60% LAR : 40% CIR	10%	-£2,162,500	-£4,591,722	-£4,622,788	-£4,674,966	-£4,805,412	-£5,588,084	-£6,022,901
60% LAR : 40% CIR	15%	-£2,976,621	-£5,302,132	-£5,333,099	-£5,385,101	-£5,515,104	-£6,295,122	-£6,728,465
60% LAR : 40% CIR	20%	-£3,796,386	-£6,018,235	-£6,049,112	-£6,100,952	-£6,230,552	-£7,008,150	-£7,440,149
60% LAR : 40% CIR	25%	-£4,626,621	-£6,739,971	-£6,770,769	-£6,822,463	-£6,951,698	-£7,727,108	-£8,161,153
60% LAR : 40% CIR	30%	-£5,465,745	-£7,467,286	-£7,498,014	-£7,549,577	-£7,678,485	-£8,468,865	-£8,918,532
60% LAR : 40% CIR	35%	-£6,310,430	-£8,205,346	-£8,237,438	-£8,291,278	-£8,425,876	-£9,233,464	-£9,682,124
60% LAR : 40% CIR	40%	-£7,160,617	-£8,977,961	-£9,010,000	-£9,063,735	-£9,198,070	-£10,004,082	-£10,451,866
60% LAR : 40% CIR	45%	-£8,016,250	-£9,756,235	-£9,788,232	-£9,841,876	-£9,975,988	-£10,780,656	-£11,227,694
60% LAR : 40% CIR	50%	-£8,913,956	-£10,540,110	-£10,572,072	-£10,625,643	-£10,759,568	-£11,563,125	-£12,009,545

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,815,548	-£821,235	-£852,531	-£905,110	-£1,036,559	-£1,825,252	-£2,263,414
60% LAR : 40% CIR	5%	£1,012,884	-£1,520,094	-£1,551,270	-£1,603,641	-£1,734,568	-£2,520,130	-£2,956,554
60% LAR : 40% CIR	10%	£204,465	-£2,224,757	-£2,255,823	-£2,308,001	-£2,438,447	-£3,221,119	-£3,655,937
60% LAR : 40% CIR	15%	-£609,656	-£2,935,167	-£2,966,135	-£3,018,136	-£3,148,139	-£3,928,157	-£4,361,500
60% LAR : 40% CIR	20%	-£1,429,422	-£3,651,270	-£3,682,148	-£3,733,988	-£3,863,587	-£4,641,185	-£5,073,184
60% LAR : 40% CIR	25%	-£2,259,656	-£4,373,007	-£4,403,805	-£4,455,498	-£4,584,733	-£5,360,144	-£5,794,188
60% LAR : 40% CIR	30%	-£3,098,780	-£5,100,321	-£5,131,049	-£5,182,613	-£5,311,521	-£6,101,901	-£6,551,567
60% LAR : 40% CIR	35%	-£3,943,465	-£5,838,381	-£5,870,474	-£5,924,313	-£6,058,912	-£6,866,499	-£7,315,159
60% LAR : 40% CIR	40%	-£4,793,652	-£6,610,996	-£6,643,035	-£6,696,770	-£6,831,105	-£7,637,117	-£8,084,902
60% LAR : 40% CIR	45%	-£5,649,285	-£7,389,270	-£7,421,267	-£7,474,911	-£7,609,023	-£8,413,692	-£8,860,729
60% LAR : 40% CIR	50%	-£6,546,992	-£8,173,145	-£8,205,107	-£8,258,678	-£8,392,603	-£9,196,161	-£9,642,580

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,613,524	£1,976,741	£1,945,446	£1,892,867	£1,761,417	£972,725	£534,562
60% LAR : 40% CIR	5%	£3,810,861	£1,277,883	£1,246,707	£1,194,336	£1,063,409	£277,846	-£158,578
60% LAR : 40% CIR	10%	£3,002,441	£573,220	£542,154	£489,975	£359,530	-£423,142	-£857,960
60% LAR : 40% CIR	15%	£2,188,320	-£137,191	-£168,158	-£220,160	-£350,163	-£1,130,181	-£1,563,524
60% LAR : 40% CIR	20%	£1,368,555	-£853,294	-£884,171	-£936,011	-£1,065,611	-£1,843,209	-£2,275,208
60% LAR : 40% CIR	25%	£538,320	-£1,575,030	-£1,605,828	-£1,657,522	-£1,786,757	-£2,562,167	-£2,996,212
60% LAR : 40% CIR	30%	-£300,804	-£2,302,345	-£2,333,073	-£2,384,636	-£2,513,544	-£3,303,924	-£3,753,591
60% LAR : 40% CIR	35%	-£1,145,488	-£3,040,405	-£3,072,497	-£3,126,337	-£3,260,935	-£4,068,523	-£4,517,183
60% LAR : 40% CIR	40%	-£1,995,675	-£3,813,019	-£3,845,059	-£3,898,793	-£4,033,129	-£4,839,141	-£5,286,925
60% LAR : 40% CIR	45%	-£2,851,308	-£4,591,293	-£4,623,290	-£4,676,935	-£4,811,046	-£5,615,715	-£6,062,753
60% LAR : 40% CIR	50%	-£3,749,015	-£5,375,168	-£5,407,130	-£5,460,701	-£5,594,627	-£6,398,184	-£6,844,604

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		Value Area	Zone B - £1,000 psf
No Units	60	Sales value inflation	Grow
Site Area	0.14 Ha	Build cost inflation	Grow
		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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£8,935,288	£6,279,776	£6,248,951	£6,197,162	£6,067,688	£5,288,946	£4,850,783
60% LAR : 40% CIR	5%	£8,061,956	£5,517,578	£5,486,870	£5,435,287	£5,306,327	£4,523,674	£4,087,251
60% LAR : 40% CIR	10%	£7,182,866	£4,748,656	£4,717,589	£4,665,411	£4,534,966	£3,752,293	£3,317,476
60% LAR : 40% CIR	15%	£6,298,077	£3,967,853	£3,936,885	£3,884,884	£3,754,882	£2,974,864	£2,541,520
60% LAR : 40% CIR	20%	£5,407,642	£3,181,359	£3,150,481	£3,098,641	£2,969,042	£2,191,443	£1,759,445
60% LAR : 40% CIR	25%	£4,511,618	£2,389,230	£2,358,432	£2,306,738	£2,177,502	£1,402,092	£971,309
60% LAR : 40% CIR	30%	£3,609,078	£1,591,523	£1,560,795	£1,509,231	£1,380,323	£606,871	£177,175
60% LAR : 40% CIR	35%	£2,692,857	£788,295	£757,627	£706,179	£577,559	-£202,517	-£651,177
60% LAR : 40% CIR	40%	£1,771,135	-£20,805	-£52,717	-£106,451	-£240,786	-£1,046,798	-£1,494,583
60% LAR : 40% CIR	45%	£843,965	-£872,615	-£904,611	-£958,256	-£1,092,367	-£1,897,037	-£2,344,075
60% LAR : 40% CIR	50%	-£92,030	-£1,730,154	-£1,762,117	-£1,815,687	-£1,949,613	-£2,753,169	-£3,199,590

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,850,453	-£7,505,966	-£7,536,791	-£7,588,579	-£7,718,053	-£8,496,795	-£8,934,958
60% LAR : 40% CIR	5%	-£5,723,785	-£8,268,163	-£8,298,871	-£8,350,455	-£8,479,414	-£9,262,067	-£9,698,490
60% LAR : 40% CIR	10%	-£6,602,875	-£9,037,085	-£9,068,152	-£9,120,330	-£9,250,775	-£10,033,448	-£10,468,266
60% LAR : 40% CIR	15%	-£7,487,664	-£9,817,888	-£9,848,856	-£9,900,857	-£10,030,859	-£10,810,877	-£11,244,221
60% LAR : 40% CIR	20%	-£8,378,099	-£10,604,382	-£10,635,260	-£10,687,100	-£10,816,699	-£11,594,298	-£12,026,296
60% LAR : 40% CIR	25%	-£9,274,123	-£11,396,511	-£11,427,309	-£11,479,004	-£11,608,239	-£12,383,649	-£12,814,432
60% LAR : 40% CIR	30%	-£10,176,663	-£12,194,219	-£12,224,946	-£12,276,510	-£12,405,418	-£13,178,870	-£13,608,566
60% LAR : 40% CIR	35%	-£11,092,884	-£12,997,446	-£13,028,115	-£13,079,562	-£13,208,182	-£13,988,258	-£14,436,918
60% LAR : 40% CIR	40%	-£12,014,606	-£13,806,546	-£13,838,458	-£13,892,192	-£14,026,528	-£14,832,539	-£15,280,324
60% LAR : 40% CIR	45%	-£12,941,776	-£14,658,356	-£14,690,352	-£14,743,997	-£14,878,108	-£15,682,778	-£16,129,816
60% LAR : 40% CIR	50%	-£13,877,771	-£15,515,895	-£15,547,858	-£15,601,428	-£15,735,354	-£16,538,911	-£16,985,331

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£861,970	-£1,793,542	-£1,824,367	-£1,876,156	-£2,005,630	-£2,784,372	-£3,222,534
60% LAR : 40% CIR	5%	-£11,361	-£2,555,740	-£2,586,448	-£2,638,031	-£2,766,991	-£3,549,644	-£3,986,067
60% LAR : 40% CIR	10%	-£890,451	-£3,324,661	-£3,355,728	-£3,407,906	-£3,538,351	-£4,321,024	-£4,755,842
60% LAR : 40% CIR	15%	-£1,775,241	-£4,105,465	-£4,136,432	-£4,188,433	-£4,318,436	-£5,098,454	-£5,531,798
60% LAR : 40% CIR	20%	-£2,665,676	-£4,891,959	-£4,922,836	-£4,974,676	-£5,104,276	-£5,881,875	-£6,313,873
60% LAR : 40% CIR	25%	-£3,561,699	-£5,684,087	-£5,714,885	-£5,766,580	-£5,895,815	-£6,671,225	-£7,102,008
60% LAR : 40% CIR	30%	-£4,464,239	-£6,481,795	-£6,512,523	-£6,564,086	-£6,692,994	-£7,466,447	-£7,896,142
60% LAR : 40% CIR	35%	-£5,380,461	-£7,285,023	-£7,315,691	-£7,367,139	-£7,495,758	-£8,275,834	-£8,724,494
60% LAR : 40% CIR	40%	-£6,302,183	-£8,094,122	-£8,126,035	-£8,179,768	-£8,314,104	-£9,120,116	-£9,567,900
60% LAR : 40% CIR	45%	-£7,229,352	-£8,945,933	-£8,977,929	-£9,031,573	-£9,165,685	-£9,970,355	-£10,417,393
60% LAR : 40% CIR	50%	-£8,165,347	-£9,803,471	-£9,835,434	-£9,889,004	-£10,022,931	-£10,826,487	-£11,272,908

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,228,935	£573,423	£542,598	£490,809	£361,335	-£417,407	-£855,570
60% LAR : 40% CIR	5%	£2,355,603	-£188,775	-£219,483	-£271,066	-£400,026	-£1,182,679	-£1,619,102
60% LAR : 40% CIR	10%	£1,476,513	-£957,697	-£988,764	-£1,040,942	-£1,171,387	-£1,954,060	-£2,388,877
60% LAR : 40% CIR	15%	£591,724	-£1,738,500	-£1,769,467	-£1,821,469	-£1,951,471	-£2,731,489	-£3,164,833
60% LAR : 40% CIR	20%	-£298,711	-£2,524,994	-£2,555,871	-£2,607,712	-£2,737,311	-£3,514,910	-£3,946,908
60% LAR : 40% CIR	25%	-£1,194,734	-£3,317,123	-£3,347,921	-£3,399,615	-£3,528,851	-£4,304,261	-£4,735,044
60% LAR : 40% CIR	30%	-£2,097,275	-£4,114,830	-£4,145,558	-£4,197,122	-£4,326,030	-£5,099,482	-£5,529,178
60% LAR : 40% CIR	35%	-£3,013,496	-£4,918,058	-£4,948,726	-£5,000,174	-£5,128,794	-£5,908,870	-£6,357,530
60% LAR : 40% CIR	40%	-£3,935,218	-£5,727,158	-£5,759,070	-£5,812,804	-£5,947,139	-£6,753,151	-£7,200,936
60% LAR : 40% CIR	45%	-£4,862,388	-£6,578,968	-£6,610,964	-£6,664,609	-£6,798,720	-£7,603,390	-£8,050,428
60% LAR : 40% CIR	50%	-£5,798,383	-£7,436,507	-£7,468,470	-£7,522,040	-£7,655,966	-£8,459,522	-£8,905,943

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,026,912	£3,371,399	£3,340,574	£3,288,785	£3,159,311	£2,380,569	£1,942,407
60% LAR : 40% CIR	5%	£5,153,580	£2,609,201	£2,578,494	£2,526,910	£2,397,951	£1,615,298	£1,178,875
60% LAR : 40% CIR	10%	£4,274,490	£1,840,280	£1,809,213	£1,757,035	£1,626,590	£843,917	£409,099
60% LAR : 40% CIR	15%	£3,389,700	£1,059,476	£1,028,509	£976,508	£846,506	£66,487	-£366,856
60% LAR : 40% CIR	20%	£2,499,265	£272,982	£242,105	£190,265	£60,665	-£716,933	-£1,148,932
60% LAR : 40% CIR	25%	£1,603,242	-£519,146	-£549,944	-£601,639	-£730,874	-£1,506,284	-£1,937,067
60% LAR : 40% CIR	30%	£700,702	-£1,316,854	-£1,347,582	-£1,399,145	-£1,528,053	-£2,301,505	-£2,731,201
60% LAR : 40% CIR	35%	-£215,519	-£2,120,082	-£2,150,750	-£2,202,198	-£2,330,817	-£3,110,893	-£3,559,553
60% LAR : 40% CIR	40%	-£1,137,242	-£2,929,181	-£2,961,094	-£3,014,827	-£3,149,163	-£3,955,175	-£4,402,959
60% LAR : 40% CIR	45%	-£2,064,411	-£3,780,992	-£3,812,988	-£3,866,632	-£4,000,744	-£4,805,413	-£5,252,451
60% LAR : 40% CIR	50%	-£3,000,406	-£4,638,530	-£4,670,493	-£4,724,063	-£4,857,990	-£5,661,546	-£6,107,967

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats	

Value Area	**Zone B - £1,050 psf**

No Units	**60**
Site Area	**0.14 Ha**

Sales value inflation	**Grow**
Build cost inflation	**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£10,348,676	£7,670,563	£7,639,738	£7,587,949	£7,458,475	£6,681,636	£6,250,058
60% LAR : 40% CIR	5%	£9,404,674	£6,838,826	£6,808,118	£6,756,535	£6,627,575	£5,853,818	£5,423,954
60% LAR : 40% CIR	10%	£8,454,916	£6,001,372	£5,970,772	£5,919,378	£5,790,893	£5,019,354	£4,584,536
60% LAR : 40% CIR	15%	£7,499,456	£5,158,256	£5,127,754	£5,076,535	£4,948,486	£4,171,531	£3,738,188
60% LAR : 40% CIR	20%	£6,538,352	£4,307,634	£4,276,757	£4,224,916	£4,095,317	£3,317,719	£2,885,720
60% LAR : 40% CIR	25%	£5,571,659	£3,445,113	£3,414,315	£3,362,622	£3,233,386	£2,457,976	£2,027,192
60% LAR : 40% CIR	30%	£4,599,435	£2,577,014	£2,546,286	£2,494,723	£2,365,814	£1,592,362	£1,162,666
60% LAR : 40% CIR	35%	£3,621,733	£1,703,393	£1,672,726	£1,621,278	£1,492,658	£720,936	£292,202
60% LAR : 40% CIR	40%	£2,629,567	£824,308	£793,691	£742,344	£613,975	-£162,833	-£610,617
60% LAR : 40% CIR	45%	£1,630,862	-£62,314	-£94,310	-£147,954	-£282,066	-£1,086,734	-£1,533,773
60% LAR : 40% CIR	50%	£626,768	-£993,515	-£1,025,478	-£1,079,048	-£1,212,975	-£2,016,531	-£2,462,952

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,437,065	-£6,115,178	-£6,146,003	-£6,197,792	-£6,327,266	-£7,104,105	-£7,535,683
60% LAR : 40% CIR	5%	-£4,381,067	-£6,946,915	-£6,977,623	-£7,029,206	-£7,158,166	-£7,931,923	-£8,361,787
60% LAR : 40% CIR	10%	-£5,330,825	-£7,784,369	-£7,814,969	-£7,866,363	-£7,994,848	-£8,766,387	-£9,201,205
60% LAR : 40% CIR	15%	-£6,286,285	-£8,627,485	-£8,657,987	-£8,709,207	-£8,837,255	-£9,614,210	-£10,047,553
60% LAR : 40% CIR	20%	-£7,247,389	-£9,478,107	-£9,508,985	-£9,560,825	-£9,690,424	-£10,468,022	-£10,900,021
60% LAR : 40% CIR	25%	-£8,214,082	-£10,340,628	-£10,371,426	-£10,423,120	-£10,552,355	-£11,327,765	-£11,758,549
60% LAR : 40% CIR	30%	-£9,186,307	-£11,208,727	-£11,239,456	-£11,291,018	-£11,419,927	-£12,193,379	-£12,623,075
60% LAR : 40% CIR	35%	-£10,164,008	-£12,082,348	-£12,113,015	-£12,164,464	-£12,293,083	-£13,064,805	-£13,493,539
60% LAR : 40% CIR	40%	-£11,156,174	-£12,961,433	-£12,992,050	-£13,043,397	-£13,171,766	-£13,948,574	-£14,396,359
60% LAR : 40% CIR	45%	-£12,154,879	-£13,848,055	-£13,880,051	-£13,933,695	-£14,067,807	-£14,872,476	-£15,319,514
60% LAR : 40% CIR	50%	-£13,158,973	-£14,779,257	-£14,811,220	-£14,864,790	-£14,998,716	-£15,802,272	-£16,248,693

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,275,358	-£402,755	-£433,580	-£485,369	-£614,842	-£1,391,681	-£1,823,259
60% LAR : 40% CIR	5%	£1,331,357	-£1,234,492	-£1,265,199	-£1,316,783	-£1,445,742	-£2,219,499	-£2,649,364
60% LAR : 40% CIR	10%	£381,598	-£2,071,946	-£2,102,546	-£2,153,940	-£2,282,425	-£3,053,964	-£3,488,782
60% LAR : 40% CIR	15%	-£573,862	-£2,915,061	-£2,945,563	-£2,996,783	-£3,124,832	-£3,901,787	-£4,335,129
60% LAR : 40% CIR	20%	-£1,534,965	-£3,765,684	-£3,796,561	-£3,848,401	-£3,978,001	-£4,755,598	-£5,187,598
60% LAR : 40% CIR	25%	-£2,501,658	-£4,628,204	-£4,659,002	-£4,710,696	-£4,839,931	-£5,615,341	-£6,046,125
60% LAR : 40% CIR	30%	-£3,473,883	-£5,496,303	-£5,527,032	-£5,578,595	-£5,707,504	-£6,480,956	-£6,910,651
60% LAR : 40% CIR	35%	-£4,451,585	-£6,369,924	-£6,400,591	-£6,452,040	-£6,580,660	-£7,352,381	-£7,781,115
60% LAR : 40% CIR	40%	-£5,443,750	-£7,249,010	-£7,279,626	-£7,330,973	-£7,459,343	-£8,236,151	-£8,683,935
60% LAR : 40% CIR	45%	-£6,442,455	-£8,135,631	-£8,167,627	-£8,221,272	-£8,355,383	-£9,160,052	-£9,607,091
60% LAR : 40% CIR	50%	-£7,446,549	-£9,066,833	-£9,098,796	-£9,152,366	-£9,286,293	-£10,089,849	-£10,536,270

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,642,323	£1,964,210	£1,933,385	£1,881,596	£1,752,122	£975,284	£543,706
60% LAR : 40% CIR	5%	£3,698,321	£1,132,473	£1,101,765	£1,050,182	£921,223	£147,465	-£282,399
60% LAR : 40% CIR	10%	£2,748,563	£295,019	£264,419	£213,025	£84,540	-£686,999	-£1,121,817
60% LAR : 40% CIR	15%	£1,793,103	-£548,097	-£578,599	-£629,818	-£757,867	-£1,534,822	-£1,968,165
60% LAR : 40% CIR	20%	£831,999	-£1,398,719	-£1,429,596	-£1,481,437	-£1,611,036	-£2,388,634	-£2,820,633
60% LAR : 40% CIR	25%	-£134,693	-£2,261,240	-£2,292,038	-£2,343,731	-£2,472,967	-£3,248,377	-£3,679,161
60% LAR : 40% CIR	30%	-£1,106,918	-£3,129,339	-£3,160,067	-£3,211,630	-£3,340,539	-£4,113,991	-£4,543,687
60% LAR : 40% CIR	35%	-£2,084,620	-£4,002,960	-£4,033,627	-£4,085,075	-£4,213,695	-£4,985,417	-£5,414,151
60% LAR : 40% CIR	40%	-£3,076,786	-£4,882,045	-£4,912,662	-£4,964,009	-£5,092,378	-£5,869,186	-£6,316,970
60% LAR : 40% CIR	45%	-£4,075,491	-£5,768,667	-£5,800,662	-£5,854,307	-£5,988,419	-£6,793,087	-£7,240,126
60% LAR : 40% CIR	50%	-£5,079,585	-£6,699,868	-£6,731,831	-£6,785,401	-£6,919,328	-£7,722,884	-£8,169,305

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,440,299	£4,762,187	£4,731,362	£4,679,573	£4,550,099	£3,773,260	£3,341,682
60% LAR : 40% CIR	5%	£6,496,298	£3,930,450	£3,899,742	£3,848,159	£3,719,199	£2,945,442	£2,515,577
60% LAR : 40% CIR	10%	£5,546,539	£3,092,995	£3,062,395	£3,011,002	£2,882,516	£2,110,977	£1,676,160
60% LAR : 40% CIR	15%	£4,591,079	£2,249,880	£2,219,378	£2,168,158	£2,040,109	£1,263,155	£829,812
60% LAR : 40% CIR	20%	£3,629,976	£1,399,258	£1,368,380	£1,316,540	£1,186,940	£409,343	-£22,657
60% LAR : 40% CIR	25%	£2,663,283	£536,737	£505,939	£454,245	£325,010	-£450,400	-£881,184
60% LAR : 40% CIR	30%	£1,691,058	-£331,362	-£362,091	-£413,653	-£542,562	-£1,316,015	-£1,745,710
60% LAR : 40% CIR	35%	£713,357	-£1,204,983	-£1,235,650	-£1,287,099	-£1,415,718	-£2,187,440	-£2,616,174
60% LAR : 40% CIR	40%	-£278,809	-£2,084,069	-£2,114,685	-£2,166,032	-£2,294,401	-£3,071,210	-£3,518,994
60% LAR : 40% CIR	45%	-£1,277,514	-£2,970,690	-£3,002,686	-£3,056,331	-£3,190,442	-£3,995,111	-£4,442,150
60% LAR : 40% CIR	50%	-£2,281,608	-£3,901,892	-£3,933,855	-£3,987,425	-£4,121,351	-£4,924,908	-£5,371,328

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats	

Value Area	Zone B - £1,100 psf

No Units	60
Site Area	0.14 Ha

Sales value inflation	Grow
Build cost inflation	Grow
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£11,762,064	£9,061,350	£9,030,525	£8,978,737	£8,849,264	£8,072,424	£7,640,846
60% LAR : 40% CIR	5%	£10,747,392	£8,160,074	£8,129,367	£8,077,783	£7,948,824	£7,175,067	£6,745,202
60% LAR : 40% CIR	10%	£9,726,964	£7,253,080	£7,222,481	£7,171,087	£7,042,602	£6,271,693	£5,843,410
60% LAR : 40% CIR	15%	£8,700,836	£6,340,426	£6,309,924	£6,258,704	£6,130,655	£5,362,360	£4,934,856
60% LAR : 40% CIR	20%	£7,669,063	£5,422,164	£5,391,751	£5,340,691	£5,213,039	£4,443,994	£4,011,995
60% LAR : 40% CIR	25%	£6,631,700	£4,498,354	£4,468,019	£4,417,102	£4,289,269	£3,513,859	£3,083,076
60% LAR : 40% CIR	30%	£5,588,806	£3,562,505	£3,531,777	£3,480,214	£3,351,305	£2,577,853	£2,148,157
60% LAR : 40% CIR	35%	£4,540,436	£2,618,492	£2,587,825	£2,536,376	£2,407,757	£1,636,036	£1,207,302
60% LAR : 40% CIR	40%	£3,486,645	£1,669,015	£1,638,398	£1,587,051	£1,458,682	£688,467	£260,570
60% LAR : 40% CIR	45%	£2,417,759	£714,129	£683,554	£632,292	£504,137	-£276,433	-£723,472
60% LAR : 40% CIR	50%	£1,342,129	-£256,877	-£288,840	-£342,410	-£476,337	-£1,279,893	-£1,726,314

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,023,677	-£4,724,391	-£4,755,216	-£4,807,005	-£4,936,477	-£5,713,317	-£6,144,895
60% LAR : 40% CIR	5%	-£3,038,349	-£5,625,667	-£5,656,374	-£5,707,958	-£5,836,917	-£6,610,675	-£7,040,539
60% LAR : 40% CIR	10%	-£4,058,777	-£6,532,661	-£6,563,260	-£6,614,654	-£6,743,139	-£7,514,048	-£7,942,331
60% LAR : 40% CIR	15%	-£5,084,905	-£7,445,316	-£7,475,818	-£7,527,037	-£7,655,086	-£8,423,381	-£8,850,886
60% LAR : 40% CIR	20%	-£6,116,678	-£8,363,577	-£8,393,990	-£8,445,051	-£8,572,702	-£9,341,747	-£9,773,746
60% LAR : 40% CIR	25%	-£7,154,041	-£9,287,387	-£9,317,722	-£9,368,639	-£9,496,472	-£10,271,882	-£10,702,665
60% LAR : 40% CIR	30%	-£8,196,935	-£10,223,236	-£10,253,964	-£10,305,527	-£10,434,436	-£11,207,888	-£11,637,584
60% LAR : 40% CIR	35%	-£9,245,305	-£11,167,249	-£11,197,916	-£11,249,365	-£11,377,984	-£12,149,705	-£12,578,439
60% LAR : 40% CIR	40%	-£10,299,096	-£12,116,727	-£12,147,343	-£12,198,690	-£12,327,059	-£13,097,274	-£13,525,172
60% LAR : 40% CIR	45%	-£11,367,982	-£13,071,612	-£13,102,187	-£13,153,450	-£13,281,604	-£14,062,174	-£14,509,213
60% LAR : 40% CIR	50%	-£12,443,612	-£14,042,618	-£14,074,581	-£14,128,151	-£14,262,078	-£15,065,634	-£15,512,055

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,688,747	£988,033	£957,208	£905,419	£775,946	-£894	-£432,472
60% LAR : 40% CIR	5%	£2,674,075	£86,757	£56,049	£4,466	-£124,494	-£898,251	-£1,328,115
60% LAR : 40% CIR	10%	£1,653,647	-£820,237	-£850,836	-£902,230	-£1,030,716	-£1,801,625	-£2,229,908
60% LAR : 40% CIR	15%	£627,518	-£1,732,892	-£1,763,394	-£1,814,614	-£1,942,663	-£2,710,958	-£3,138,462
60% LAR : 40% CIR	20%	-£404,255	-£2,651,153	-£2,681,567	-£2,732,627	-£2,860,279	-£3,629,323	-£4,061,323
60% LAR : 40% CIR	25%	-£1,441,617	-£3,574,964	-£3,605,299	-£3,656,216	-£3,784,048	-£4,559,458	-£4,990,242
60% LAR : 40% CIR	30%	-£2,484,512	-£4,510,812	-£4,541,540	-£4,593,104	-£4,722,013	-£5,495,465	-£5,925,161
60% LAR : 40% CIR	35%	-£3,532,882	-£5,454,825	-£5,485,493	-£5,536,941	-£5,665,561	-£6,437,282	-£6,866,016
60% LAR : 40% CIR	40%	-£4,586,672	-£6,404,303	-£6,434,920	-£6,486,267	-£6,614,636	-£7,384,851	-£7,812,748
60% LAR : 40% CIR	45%	-£5,655,558	-£7,359,189	-£7,389,764	-£7,441,026	-£7,569,181	-£8,349,750	-£8,796,789
60% LAR : 40% CIR	50%	-£6,731,189	-£8,330,195	-£8,362,158	-£8,415,728	-£8,549,654	-£9,353,211	-£9,799,631

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,055,712	£3,354,997	£3,324,173	£3,272,384	£3,142,911	£2,366,071	£1,934,493
60% LAR : 40% CIR	5%	£5,041,039	£2,453,722	£2,423,014	£2,371,430	£2,242,471	£1,468,714	£1,038,849
60% LAR : 40% CIR	10%	£4,020,612	£1,546,727	£1,516,128	£1,464,734	£1,336,249	£565,340	£137,057
60% LAR : 40% CIR	15%	£2,994,483	£634,073	£603,571	£552,351	£424,302	-£343,993	-£771,497
60% LAR : 40% CIR	20%	£1,962,710	-£284,189	-£314,602	-£365,662	-£493,314	-£1,262,359	-£1,694,358
60% LAR : 40% CIR	25%	£925,348	-£1,207,999	-£1,238,334	-£1,289,251	-£1,417,084	-£2,192,494	-£2,623,277
60% LAR : 40% CIR	30%	-£117,547	-£2,143,848	-£2,174,575	-£2,226,139	-£2,355,048	-£3,128,500	-£3,558,196
60% LAR : 40% CIR	35%	-£1,165,917	-£3,087,861	-£3,118,528	-£3,169,977	-£3,298,596	-£4,070,317	-£4,499,051
60% LAR : 40% CIR	40%	-£2,219,708	-£4,037,338	-£4,067,955	-£4,119,302	-£4,247,671	-£5,017,886	-£5,445,783
60% LAR : 40% CIR	45%	-£3,288,594	-£4,992,224	-£5,022,799	-£5,074,061	-£5,202,216	-£5,982,786	-£6,429,824
60% LAR : 40% CIR	50%	-£4,364,224	-£5,963,230	-£5,995,193	-£6,048,763	-£6,182,690	-£6,986,246	-£7,432,667

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,853,688	£6,152,974	£6,122,149	£6,070,360	£5,940,887	£5,164,047	£4,732,469
60% LAR : 40% CIR	5%	£7,839,016	£5,251,698	£5,220,990	£5,169,407	£5,040,447	£4,266,690	£3,836,826
60% LAR : 40% CIR	10%	£6,818,588	£4,344,704	£4,314,105	£4,262,711	£4,134,226	£3,363,316	£2,935,033
60% LAR : 40% CIR	15%	£5,792,459	£3,432,049	£3,401,547	£3,350,327	£3,222,278	£2,453,983	£2,026,479
60% LAR : 40% CIR	20%	£4,760,686	£2,513,788	£2,483,374	£2,432,314	£2,304,662	£1,535,618	£1,103,619
60% LAR : 40% CIR	25%	£3,723,324	£1,589,978	£1,559,642	£1,508,725	£1,380,893	£605,483	£174,700
60% LAR : 40% CIR	30%	£2,680,430	£654,129	£623,401	£571,837	£442,928	-£330,524	-£760,219
60% LAR : 40% CIR	35%	£1,632,060	-£289,884	-£320,551	-£372,000	-£500,620	-£1,272,340	-£1,701,074
60% LAR : 40% CIR	40%	£578,269	-£1,239,362	-£1,269,979	-£1,321,326	-£1,449,695	-£2,219,910	-£2,647,807
60% LAR : 40% CIR	45%	-£490,617	-£2,194,247	-£2,224,823	-£2,276,085	-£2,404,240	-£3,184,809	-£3,631,848
60% LAR : 40% CIR	50%	-£1,566,248	-£3,165,254	-£3,197,217	-£3,250,787	-£3,384,713	-£4,188,269	-£4,634,690

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats	
No Units	**60**
Site Area	**0.14 Ha**

Value Area	**Zone B - £1,150 psf**	
Sales value inflation		**Grow**
Build cost inflation		**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£13,175,452	£10,452,139	£10,421,314	£10,369,524	£10,240,051	£9,463,211	£9,031,634
60% LAR : 40% CIR	5%	£12,090,112	£9,481,323	£9,450,615	£9,399,032	£9,270,072	£8,496,315	£8,066,451
60% LAR : 40% CIR	10%	£10,999,014	£8,504,790	£8,474,189	£8,422,796	£8,294,311	£7,523,401	£7,095,118
60% LAR : 40% CIR	15%	£9,902,216	£7,522,595	£7,492,094	£7,440,874	£7,312,824	£6,544,529	£6,117,698
60% LAR : 40% CIR	20%	£8,799,772	£6,534,794	£6,504,381	£6,453,321	£6,325,669	£5,559,757	£5,134,250
60% LAR : 40% CIR	25%	£7,691,741	£5,541,445	£5,511,110	£5,460,193	£5,332,900	£4,569,143	£4,138,959
60% LAR : 40% CIR	30%	£6,578,178	£4,542,601	£4,512,335	£4,461,546	£4,334,574	£3,563,345	£3,133,649
60% LAR : 40% CIR	35%	£5,459,138	£3,533,591	£3,502,924	£3,451,476	£3,322,856	£2,551,135	£2,122,401
60% LAR : 40% CIR	40%	£4,334,678	£2,513,721	£2,483,105	£2,431,757	£2,303,388	£1,533,173	£1,105,276
60% LAR : 40% CIR	45%	£3,204,656	£1,488,444	£1,457,868	£1,406,606	£1,278,450	£509,519	£82,335
60% LAR : 40% CIR	50%	£2,057,491	£457,814	£427,271	£376,080	£248,101	-£543,255	-£989,675

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£610,289	-£3,333,602	-£3,364,427	-£3,416,217	-£3,545,690	-£4,322,530	-£4,754,107
60% LAR : 40% CIR	5%	-£1,695,630	-£4,304,418	-£4,335,126	-£4,386,709	-£4,515,669	-£5,289,426	-£5,719,291
60% LAR : 40% CIR	10%	-£2,786,727	-£5,280,952	-£5,311,552	-£5,362,945	-£5,491,430	-£6,262,340	-£6,690,623
60% LAR : 40% CIR	15%	-£3,883,525	-£6,263,146	-£6,293,647	-£6,344,867	-£6,472,917	-£7,241,212	-£7,668,043
60% LAR : 40% CIR	20%	-£4,985,969	-£7,250,947	-£7,281,360	-£7,332,420	-£7,460,072	-£8,225,984	-£8,651,491
60% LAR : 40% CIR	25%	-£6,094,000	-£8,244,296	-£8,274,631	-£8,325,548	-£8,452,842	-£9,216,598	-£9,646,782
60% LAR : 40% CIR	30%	-£7,207,564	-£9,243,140	-£9,273,407	-£9,324,196	-£9,451,167	-£10,222,397	-£10,652,092
60% LAR : 40% CIR	35%	-£8,326,603	-£10,252,150	-£10,282,817	-£10,334,265	-£10,462,886	-£11,234,606	-£11,663,340
60% LAR : 40% CIR	40%	-£9,451,063	-£11,272,020	-£11,302,637	-£11,353,984	-£11,482,353	-£12,252,568	-£12,680,465
60% LAR : 40% CIR	45%	-£10,581,085	-£12,297,298	-£12,327,873	-£12,379,135	-£12,507,291	-£13,276,222	-£13,703,406
60% LAR : 40% CIR	50%	-£11,728,251	-£13,327,927	-£13,358,470	-£13,409,661	-£13,537,640	-£14,328,996	-£14,775,417

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,102,134	£2,378,821	£2,347,996	£2,296,206	£2,166,734	£1,389,894	£958,317
60% LAR : 40% CIR	5%	£4,016,794	£1,408,005	£1,377,297	£1,325,714	£1,196,755	£422,997	-£6,867
60% LAR : 40% CIR	10%	£2,925,696	£431,472	£400,872	£349,478	£220,994	-£549,916	-£978,200
60% LAR : 40% CIR	15%	£1,828,898	-£550,723	-£581,224	-£632,444	-£760,494	-£1,528,789	-£1,955,619
60% LAR : 40% CIR	20%	£726,455	-£1,538,523	-£1,568,937	-£1,619,997	-£1,747,649	-£2,513,560	-£2,939,067
60% LAR : 40% CIR	25%	-£381,576	-£2,531,872	-£2,562,208	-£2,613,125	-£2,740,418	-£3,504,174	-£3,934,359
60% LAR : 40% CIR	30%	-£1,495,140	-£3,530,717	-£3,560,983	-£3,611,772	-£3,738,743	-£4,509,973	-£4,939,669
60% LAR : 40% CIR	35%	-£2,614,180	-£4,539,727	-£4,570,394	-£4,621,842	-£4,750,462	-£5,522,183	-£5,950,917
60% LAR : 40% CIR	40%	-£3,738,640	-£5,559,597	-£5,590,213	-£5,641,560	-£5,769,929	-£6,540,144	-£6,968,041
60% LAR : 40% CIR	45%	-£4,868,661	-£6,584,874	-£6,615,449	-£6,666,712	-£6,794,867	-£7,563,798	-£7,990,982
60% LAR : 40% CIR	50%	-£6,015,827	-£7,615,504	-£7,646,047	-£7,697,238	-£7,825,216	-£8,616,572	-£9,062,993

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,469,099	£4,745,786	£4,714,961	£4,663,171	£4,533,698	£3,756,858	£3,325,281
60% LAR : 40% CIR	5%	£6,383,759	£3,774,970	£3,744,262	£3,692,679	£3,563,719	£2,789,962	£2,360,098
60% LAR : 40% CIR	10%	£5,292,661	£2,798,437	£2,767,836	£2,716,443	£2,587,958	£1,817,048	£1,388,765
60% LAR : 40% CIR	15%	£4,195,863	£1,816,242	£1,785,741	£1,734,521	£1,606,471	£838,176	£411,345
60% LAR : 40% CIR	20%	£3,093,419	£828,441	£798,028	£746,968	£619,316	-£146,596	-£572,103
60% LAR : 40% CIR	25%	£1,985,388	-£164,908	-£195,243	-£246,160	-£373,453	-£1,137,210	-£1,567,394
60% LAR : 40% CIR	30%	£871,825	-£1,163,752	-£1,194,018	-£1,244,807	-£1,371,779	-£2,143,008	-£2,572,704
60% LAR : 40% CIR	35%	-£247,215	-£2,172,762	-£2,203,429	-£2,254,877	-£2,383,497	-£3,155,218	-£3,583,952
60% LAR : 40% CIR	40%	-£1,371,675	-£3,192,632	-£3,223,248	-£3,274,595	-£3,402,965	-£4,173,180	-£4,601,077
60% LAR : 40% CIR	45%	-£2,501,696	-£4,217,909	-£4,248,485	-£4,299,747	-£4,427,903	-£5,196,833	-£5,624,018
60% LAR : 40% CIR	50%	-£3,648,862	-£5,248,539	-£5,279,082	-£5,330,273	-£5,458,252	-£6,249,608	-£6,696,028

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,267,076	£7,543,762	£7,512,937	£7,461,147	£7,331,675	£6,554,835	£6,123,258
60% LAR : 40% CIR	5%	£9,181,735	£6,572,946	£6,542,239	£6,490,655	£6,361,696	£5,587,939	£5,158,074
60% LAR : 40% CIR	10%	£8,090,638	£5,596,413	£5,565,813	£5,514,419	£5,385,935	£4,615,025	£4,186,742
60% LAR : 40% CIR	15%	£6,993,839	£4,614,218	£4,583,717	£4,532,498	£4,404,448	£3,636,153	£3,209,322
60% LAR : 40% CIR	20%	£5,891,396	£3,626,418	£3,596,004	£3,544,944	£3,417,293	£2,651,381	£2,225,874
60% LAR : 40% CIR	25%	£4,783,365	£2,633,069	£2,602,733	£2,551,816	£2,424,523	£1,660,767	£1,230,583
60% LAR : 40% CIR	30%	£3,669,801	£1,634,225	£1,603,958	£1,553,169	£1,426,198	£654,968	£225,272
60% LAR : 40% CIR	35%	£2,550,762	£625,214	£594,547	£543,100	£414,479	-£357,242	-£785,976
60% LAR : 40% CIR	40%	£1,426,301	-£394,655	-£425,272	-£476,619	-£604,988	-£1,375,203	-£1,803,100
60% LAR : 40% CIR	45%	£296,280	-£1,419,933	-£1,450,508	-£1,501,770	-£1,629,926	-£2,398,857	-£2,826,041
60% LAR : 40% CIR	50%	-£850,886	-£2,450,563	-£2,481,105	-£2,532,297	-£2,660,275	-£3,451,631	-£3,898,052

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		Value Area	Zone B - £1,200 psf
No Units	60	Sales value inflation	Grow
Site Area	0.14 Ha	Build cost inflation	Grow
		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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£14,588,840	£11,842,926	£11,812,101	£11,760,311	£11,630,839	£10,853,999	£10,422,422
60% LAR : 40% CIR	5%	£13,432,830	£10,802,571	£10,771,863	£10,720,280	£10,591,321	£9,817,563	£9,387,699
60% LAR : 40% CIR	10%	£12,271,063	£9,756,498	£9,725,899	£9,674,505	£9,546,020	£8,775,111	£8,346,827
60% LAR : 40% CIR	15%	£11,103,595	£8,704,764	£8,674,263	£8,623,043	£8,494,994	£7,726,698	£7,299,868
60% LAR : 40% CIR	20%	£9,930,483	£7,647,425	£7,617,011	£7,565,951	£7,438,299	£6,672,387	£6,246,880
60% LAR : 40% CIR	25%	£8,751,782	£6,584,535	£6,554,201	£6,503,284	£6,375,991	£5,612,234	£5,187,925
60% LAR : 40% CIR	30%	£7,567,549	£5,516,152	£5,485,886	£5,435,098	£5,308,126	£4,546,298	£4,119,140
60% LAR : 40% CIR	35%	£6,377,840	£4,442,330	£4,412,123	£4,361,449	£4,234,761	£3,466,233	£3,037,500
60% LAR : 40% CIR	40%	£5,182,710	£3,358,428	£3,327,811	£3,276,464	£3,148,095	£2,377,880	£1,949,983
60% LAR : 40% CIR	45%	£3,982,217	£2,262,758	£2,232,183	£2,180,921	£2,052,765	£1,283,834	£856,650
60% LAR : 40% CIR	50%	£2,772,851	£1,161,736	£1,131,193	£1,080,002	£952,024	£184,155	-£253,037

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£803,099	-£1,942,815	-£1,973,640	-£2,025,430	-£2,154,903	-£2,931,742	-£3,363,319
60% LAR : 40% CIR	5%	-£352,911	-£2,983,170	-£3,013,878	-£3,065,461	-£3,194,421	-£3,968,178	-£4,398,042
60% LAR : 40% CIR	10%	-£1,514,679	-£4,029,243	-£4,059,842	-£4,111,236	-£4,239,722	-£5,010,631	-£5,438,914
60% LAR : 40% CIR	15%	-£2,682,146	-£5,080,977	-£5,111,478	-£5,162,698	-£5,290,747	-£6,059,043	-£6,485,873
60% LAR : 40% CIR	20%	-£3,855,258	-£6,138,317	-£6,168,730	-£6,219,790	-£6,347,442	-£7,113,355	-£7,538,861
60% LAR : 40% CIR	25%	-£5,033,959	-£7,201,206	-£7,231,540	-£7,282,457	-£7,409,751	-£8,173,507	-£8,597,816
60% LAR : 40% CIR	30%	-£6,218,192	-£8,269,589	-£8,299,856	-£8,350,644	-£8,477,615	-£9,239,443	-£9,666,601
60% LAR : 40% CIR	35%	-£7,407,901	-£9,343,411	-£9,373,618	-£9,424,292	-£9,550,980	-£10,319,508	-£10,748,242
60% LAR : 40% CIR	40%	-£8,603,031	-£10,427,313	-£10,457,930	-£10,509,277	-£10,637,646	-£11,407,861	-£11,835,758
60% LAR : 40% CIR	45%	-£9,803,524	-£11,522,983	-£11,553,558	-£11,604,821	-£11,732,976	-£12,501,907	-£12,929,091
60% LAR : 40% CIR	50%	-£11,012,890	-£12,624,005	-£12,654,548	-£12,705,739	-£12,833,718	-£13,601,586	-£14,038,778

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,515,522	£3,769,609	£3,738,784	£3,686,994	£3,557,521	£2,780,681	£2,349,104
60% LAR : 40% CIR	5%	£5,359,512	£2,729,253	£2,698,546	£2,646,962	£2,518,003	£1,744,246	£1,314,381
60% LAR : 40% CIR	10%	£4,197,745	£1,683,180	£1,652,581	£1,601,187	£1,472,702	£701,793	£273,510
60% LAR : 40% CIR	15%	£3,030,277	£631,446	£600,945	£549,726	£421,677	-£346,619	-£773,449
60% LAR : 40% CIR	20%	£1,857,165	-£425,893	-£456,307	-£507,367	-£635,018	-£1,400,931	-£1,826,437
60% LAR : 40% CIR	25%	£678,465	-£1,488,782	-£1,519,117	-£1,570,034	-£1,697,327	-£2,461,083	-£2,885,393
60% LAR : 40% CIR	30%	-£505,769	-£2,557,166	-£2,587,432	-£2,638,220	-£2,765,191	-£3,527,019	-£3,954,178
60% LAR : 40% CIR	35%	-£1,695,478	-£3,630,987	-£3,661,195	-£3,711,869	-£3,838,556	-£4,607,084	-£5,035,818
60% LAR : 40% CIR	40%	-£2,890,607	-£4,714,890	-£4,745,507	-£4,796,854	-£4,925,223	-£5,695,438	-£6,123,335
60% LAR : 40% CIR	45%	-£4,091,100	-£5,810,560	-£5,841,135	-£5,892,397	-£6,020,553	-£6,789,484	-£7,216,668
60% LAR : 40% CIR	50%	-£5,300,466	-£6,911,581	-£6,942,124	-£6,993,316	-£7,121,294	-£7,889,162	-£8,326,355

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,882,487	£6,136,573	£6,105,748	£6,053,958	£5,924,486	£5,147,646	£4,716,069
60% LAR : 40% CIR	5%	£7,726,477	£5,096,218	£5,065,511	£5,013,927	£4,884,968	£4,111,210	£3,681,346
60% LAR : 40% CIR	10%	£6,564,710	£4,050,145	£4,019,546	£3,968,152	£3,839,667	£3,068,758	£2,640,474
60% LAR : 40% CIR	15%	£5,397,242	£2,998,411	£2,967,910	£2,916,690	£2,788,641	£2,020,345	£1,593,515
60% LAR : 40% CIR	20%	£4,224,130	£1,941,072	£1,910,658	£1,859,598	£1,731,946	£966,034	£540,528
60% LAR : 40% CIR	25%	£3,045,429	£878,182	£847,848	£796,931	£669,638	-£94,119	-£518,428
60% LAR : 40% CIR	30%	£1,861,196	-£190,201	-£220,467	-£271,255	-£398,227	-£1,160,055	-£1,587,213
60% LAR : 40% CIR	35%	£671,487	-£1,264,022	-£1,294,230	-£1,344,904	-£1,471,592	-£2,240,120	-£2,668,853
60% LAR : 40% CIR	40%	-£523,643	-£2,347,925	-£2,378,542	-£2,429,889	-£2,558,258	-£3,328,473	-£3,756,370
60% LAR : 40% CIR	45%	-£1,724,136	-£3,443,595	-£3,474,170	-£3,525,432	-£3,653,588	-£4,422,519	-£4,849,703
60% LAR : 40% CIR	50%	-£2,933,502	-£4,544,617	-£4,575,160	-£4,626,351	-£4,754,329	-£5,522,198	-£5,959,390

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,680,463	£8,934,550	£8,903,725	£8,851,935	£8,722,462	£7,945,622	£7,514,045
60% LAR : 40% CIR	5%	£10,524,453	£7,894,195	£7,863,487	£7,811,904	£7,682,944	£6,909,187	£6,479,322
60% LAR : 40% CIR	10%	£9,362,686	£6,848,121	£6,817,522	£6,766,128	£6,637,643	£5,866,734	£5,438,451
60% LAR : 40% CIR	15%	£8,195,219	£5,796,387	£5,765,886	£5,714,667	£5,586,618	£4,818,322	£4,391,492
60% LAR : 40% CIR	20%	£7,022,106	£4,739,048	£4,708,635	£4,657,574	£4,529,923	£3,764,010	£3,338,504
60% LAR : 40% CIR	25%	£5,843,406	£3,676,159	£3,645,825	£3,594,907	£3,467,614	£2,703,858	£2,279,548
60% LAR : 40% CIR	30%	£4,659,173	£2,607,776	£2,577,509	£2,526,721	£2,399,750	£1,637,922	£1,210,763
60% LAR : 40% CIR	35%	£3,469,463	£1,533,954	£1,503,746	£1,453,072	£1,326,385	£557,857	£129,123
60% LAR : 40% CIR	40%	£2,274,334	£450,051	£419,435	£368,088	£239,718	-£530,497	-£958,394
60% LAR : 40% CIR	45%	£1,073,841	-£645,618	-£676,194	-£727,456	-£855,612	-£1,624,543	-£2,051,727
60% LAR : 40% CIR	50%	-£135,525	-£1,746,640	-£1,777,183	-£1,828,374	-£1,956,353	-£2,724,221	-£3,161,414

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		**Value Area**	**Zone B - £1,250 psf**

No Units	**60**
Site Area	**0.14 Ha**

Sales value inflation	**Grow**
Build cost inflation	**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£16,002,227	£13,233,714	£13,202,889	£13,151,100	£13,021,626	£12,244,787	£11,813,209
60% LAR : 40% CIR	5%	£14,775,549	£12,123,819	£12,093,112	£12,041,528	£11,912,569	£11,138,812	£10,708,947
60% LAR : 40% CIR	10%	£13,543,112	£11,008,207	£10,977,608	£10,926,213	£10,797,729	£10,026,819	£9,598,537
60% LAR : 40% CIR	15%	£12,304,975	£9,886,934	£9,856,432	£9,805,212	£9,677,164	£8,908,868	£8,482,038
60% LAR : 40% CIR	20%	£11,061,193	£8,760,055	£8,729,641	£8,678,581	£8,550,928	£7,785,017	£7,359,511
60% LAR : 40% CIR	25%	£9,811,823	£7,627,626	£7,597,291	£7,546,374	£7,419,082	£6,655,324	£6,231,016
60% LAR : 40% CIR	30%	£8,556,921	£6,489,703	£6,459,438	£6,408,649	£6,281,677	£5,519,849	£5,096,612
60% LAR : 40% CIR	35%	£7,296,542	£5,346,342	£5,316,135	£5,265,461	£5,138,773	£4,378,651	£3,952,598
60% LAR : 40% CIR	40%	£6,030,744	£4,197,597	£4,167,442	£4,116,866	£3,990,425	£3,222,587	£2,794,689
60% LAR : 40% CIR	45%	£4,759,580	£3,037,072	£3,006,497	£2,955,235	£2,827,079	£2,058,148	£1,630,964
60% LAR : 40% CIR	50%	£3,483,110	£1,865,659	£1,835,115	£1,783,923	£1,655,946	£888,078	£461,484

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,216,486	-£552,028	-£582,852	-£634,641	-£764,115	-£1,540,954	-£1,972,532
60% LAR : 40% CIR	5%	£989,808	-£1,661,922	-£1,692,629	-£1,744,213	-£1,873,172	-£2,646,930	-£3,076,794
60% LAR : 40% CIR	10%	-£242,629	-£2,777,534	-£2,808,133	-£2,859,528	-£2,988,012	-£3,758,922	-£4,187,205
60% LAR : 40% CIR	15%	-£1,480,766	-£3,898,807	-£3,929,309	-£3,980,529	-£4,108,578	-£4,876,873	-£5,303,704
60% LAR : 40% CIR	20%	-£2,724,548	-£5,025,687	-£5,056,100	-£5,107,160	-£5,234,813	-£6,000,725	-£6,426,231
60% LAR : 40% CIR	25%	-£3,973,918	-£6,158,115	-£6,188,450	-£6,239,367	-£6,366,659	-£7,130,417	-£7,554,725
60% LAR : 40% CIR	30%	-£5,228,821	-£7,296,038	-£7,326,304	-£7,377,093	-£7,504,064	-£8,265,892	-£8,689,129
60% LAR : 40% CIR	35%	-£6,489,199	-£8,439,399	-£8,469,606	-£8,520,280	-£8,646,968	-£9,407,090	-£9,833,143
60% LAR : 40% CIR	40%	-£7,754,998	-£9,588,144	-£9,618,300	-£9,668,876	-£9,795,316	-£10,563,155	-£10,991,052
60% LAR : 40% CIR	45%	-£9,026,161	-£10,748,669	-£10,779,244	-£10,830,506	-£10,958,662	-£11,727,593	-£12,154,777
60% LAR : 40% CIR	50%	-£10,302,631	-£11,920,083	-£11,950,627	-£12,001,818	-£12,129,795	-£12,897,664	-£13,324,257

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,928,910	£5,160,396	£5,129,571	£5,077,782	£4,948,308	£4,171,470	£3,739,891
60% LAR : 40% CIR	5%	£6,702,231	£4,050,502	£4,019,794	£3,968,211	£3,839,251	£3,065,494	£2,635,630
60% LAR : 40% CIR	10%	£5,469,795	£2,934,889	£2,904,290	£2,852,896	£2,724,411	£1,953,501	£1,525,219
60% LAR : 40% CIR	15%	£4,231,657	£1,813,617	£1,783,114	£1,731,895	£1,603,846	£835,551	£408,720
60% LAR : 40% CIR	20%	£2,987,876	£686,737	£656,324	£605,263	£477,611	-£288,301	-£713,807
60% LAR : 40% CIR	25%	£1,738,506	-£445,691	-£476,027	-£526,944	-£654,236	-£1,417,993	-£1,842,302
60% LAR : 40% CIR	30%	£483,603	-£1,583,615	-£1,613,880	-£1,664,669	-£1,791,640	-£2,553,468	-£2,976,706
60% LAR : 40% CIR	35%	-£776,776	-£2,726,975	-£2,757,183	-£2,807,857	-£2,934,544	-£3,694,667	-£4,120,719
60% LAR : 40% CIR	40%	-£2,042,574	-£3,875,720	-£3,905,876	-£3,956,452	-£4,082,892	-£4,850,731	-£5,278,628
60% LAR : 40% CIR	45%	-£3,313,738	-£5,036,245	-£5,066,820	-£5,118,083	-£5,246,238	-£6,015,169	-£6,442,353
60% LAR : 40% CIR	50%	-£4,590,207	-£6,207,659	-£6,238,203	-£6,289,394	-£6,417,372	-£7,185,240	-£7,611,834

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,295,875	£7,527,361	£7,496,536	£7,444,747	£7,315,273	£6,538,434	£6,106,856
60% LAR : 40% CIR	5%	£9,069,196	£6,417,467	£6,386,759	£6,335,175	£6,206,216	£5,432,459	£5,002,594
60% LAR : 40% CIR	10%	£7,836,759	£5,301,854	£5,271,255	£5,219,860	£5,091,376	£4,320,466	£3,892,184
60% LAR : 40% CIR	15%	£6,598,622	£4,180,581	£4,150,079	£4,098,859	£3,970,811	£3,202,516	£2,775,685
60% LAR : 40% CIR	20%	£5,354,840	£3,053,702	£3,023,288	£2,972,228	£2,844,575	£2,078,664	£1,653,158
60% LAR : 40% CIR	25%	£4,105,470	£1,921,273	£1,890,938	£1,840,021	£1,712,729	£948,971	£524,663
60% LAR : 40% CIR	30%	£2,850,568	£783,350	£753,085	£702,296	£575,324	-£186,504	-£609,741
60% LAR : 40% CIR	35%	£1,590,189	-£360,011	-£390,218	-£440,892	-£567,580	-£1,327,702	-£1,753,755
60% LAR : 40% CIR	40%	£324,391	-£1,508,755	-£1,538,911	-£1,589,487	-£1,715,928	-£2,483,766	-£2,911,664
60% LAR : 40% CIR	45%	-£946,773	-£2,669,280	-£2,699,856	-£2,751,118	-£2,879,274	-£3,648,205	-£4,075,389
60% LAR : 40% CIR	50%	-£2,223,242	-£3,840,694	-£3,871,238	-£3,922,430	-£4,050,407	-£4,818,275	-£5,244,869

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,093,851	£10,325,337	£10,294,512	£10,242,723	£10,113,250	£9,336,411	£8,904,833
60% LAR : 40% CIR	5%	£11,867,172	£9,215,443	£9,184,735	£9,133,152	£9,004,192	£8,230,435	£7,800,571
60% LAR : 40% CIR	10%	£10,634,736	£8,099,831	£8,069,232	£8,017,837	£7,889,352	£7,118,442	£6,690,160
60% LAR : 40% CIR	15%	£9,396,599	£6,978,558	£6,948,056	£6,896,836	£6,768,787	£6,000,492	£5,573,661
60% LAR : 40% CIR	20%	£8,152,817	£5,851,678	£5,821,265	£5,770,204	£5,642,552	£4,876,640	£4,451,134
60% LAR : 40% CIR	25%	£6,903,447	£4,719,250	£4,688,915	£4,637,997	£4,510,705	£3,746,948	£3,322,639
60% LAR : 40% CIR	30%	£5,648,544	£3,581,326	£3,551,061	£3,500,272	£3,373,301	£2,611,473	£2,188,235
60% LAR : 40% CIR	35%	£4,388,165	£2,437,966	£2,407,758	£2,357,084	£2,230,397	£1,470,274	£1,044,222
60% LAR : 40% CIR	40%	£3,122,367	£1,289,221	£1,259,065	£1,208,489	£1,082,049	£314,210	-£113,687
60% LAR : 40% CIR	45%	£1,851,204	£128,696	£98,121	£46,859	-£81,297	-£850,228	-£1,277,412
60% LAR : 40% CIR	50%	£574,734	-£1,042,718	-£1,073,262	-£1,124,453	-£1,252,431	-£2,020,299	-£2,446,892

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats	
Value Area	Zone B - £1,300 psf

No Units	60
Site Area	0.14 Ha

Sales value inflation	Grow
Build cost inflation	Grow
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£17,415,616	£14,624,501	£14,593,676	£14,541,887	£14,412,413	£13,635,575	£13,203,997
60% LAR : 40% CIR	5%	£16,118,267	£13,445,067	£13,414,360	£13,362,776	£13,233,817	£12,460,060	£12,030,195
60% LAR : 40% CIR	10%	£14,815,161	£12,259,916	£12,229,316	£12,177,923	£12,049,437	£11,278,528	£10,850,245
60% LAR : 40% CIR	15%	£13,506,355	£11,069,103	£11,038,601	£10,987,383	£10,859,333	£10,091,038	£9,664,207
60% LAR : 40% CIR	20%	£12,191,904	£9,872,685	£9,842,271	£9,791,211	£9,663,558	£8,897,647	£8,472,141
60% LAR : 40% CIR	25%	£10,871,864	£8,670,717	£8,640,382	£8,589,465	£8,462,172	£7,698,415	£7,274,106
60% LAR : 40% CIR	30%	£9,546,292	£7,463,255	£7,432,989	£7,382,201	£7,255,229	£6,493,401	£6,070,164
60% LAR : 40% CIR	35%	£8,215,244	£6,250,354	£6,220,148	£6,169,473	£6,042,785	£5,282,663	£4,860,372
60% LAR : 40% CIR	40%	£6,878,776	£5,032,070	£5,001,913	£4,951,338	£4,824,898	£4,066,258	£3,639,396
60% LAR : 40% CIR	45%	£5,536,944	£3,808,461	£3,778,345	£3,727,853	£3,601,394	£2,832,463	£2,405,279
60% LAR : 40% CIR	50%	£4,189,804	£2,569,581	£2,539,037	£2,487,846	£2,359,868	£1,592,000	£1,165,405

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,629,875	£838,760	£807,935	£756,146	£626,672	-£150,167	-£581,745
60% LAR : 40% CIR	5%	£2,332,526	-£340,674	-£371,381	-£422,965	-£551,924	-£1,325,681	-£1,755,547
60% LAR : 40% CIR	10%	£1,029,420	-£1,525,825	-£1,556,425	-£1,607,819	-£1,736,304	-£2,507,213	-£2,935,496
60% LAR : 40% CIR	15%	-£279,386	-£2,716,638	-£2,747,140	-£2,798,359	-£2,926,408	-£3,694,704	-£4,121,534
60% LAR : 40% CIR	20%	-£1,593,837	-£3,913,056	-£3,943,470	-£3,994,530	-£4,122,183	-£4,888,094	-£5,313,600
60% LAR : 40% CIR	25%	-£2,913,877	-£5,115,024	-£5,145,359	-£5,196,276	-£5,323,569	-£6,087,326	-£6,511,635
60% LAR : 40% CIR	30%	-£4,239,449	-£6,322,486	-£6,352,753	-£6,403,541	-£6,530,512	-£7,292,340	-£7,715,577
60% LAR : 40% CIR	35%	-£5,570,497	-£7,535,387	-£7,565,593	-£7,616,269	-£7,742,956	-£8,503,078	-£8,925,369
60% LAR : 40% CIR	40%	-£6,906,965	-£8,753,671	-£8,783,828	-£8,834,403	-£8,960,843	-£9,719,483	-£10,146,345
60% LAR : 40% CIR	45%	-£8,248,797	-£9,977,280	-£10,007,397	-£10,057,888	-£10,184,347	-£10,953,278	-£11,380,463
60% LAR : 40% CIR	50%	-£9,595,937	-£11,216,160	-£11,246,704	-£11,297,895	-£11,425,873	-£12,193,741	-£12,620,336

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,342,298	£6,551,183	£6,520,358	£6,468,570	£6,339,096	£5,562,257	£5,130,679
60% LAR : 40% CIR	5%	£8,044,949	£5,371,749	£5,341,043	£5,289,458	£5,160,500	£4,386,742	£3,956,877
60% LAR : 40% CIR	10%	£6,741,843	£4,186,599	£4,155,999	£4,104,605	£3,976,120	£3,205,210	£2,776,927
60% LAR : 40% CIR	15%	£5,433,037	£2,995,786	£2,965,284	£2,914,065	£2,786,015	£2,017,720	£1,590,889
60% LAR : 40% CIR	20%	£4,118,586	£1,799,367	£1,768,954	£1,717,893	£1,590,241	£824,329	£398,823
60% LAR : 40% CIR	25%	£2,798,547	£597,400	£567,064	£516,147	£388,854	-£374,902	-£799,212
60% LAR : 40% CIR	30%	£1,472,974	-£610,063	-£640,329	-£691,117	-£818,088	-£1,579,916	-£2,003,154
60% LAR : 40% CIR	35%	£141,926	-£1,822,963	-£1,853,170	-£1,903,845	-£2,030,532	-£2,790,655	-£3,212,945
60% LAR : 40% CIR	40%	-£1,194,542	-£3,041,247	-£3,071,404	-£3,121,979	-£3,248,419	-£4,007,059	-£4,433,922
60% LAR : 40% CIR	45%	-£2,536,374	-£4,264,857	-£4,294,973	-£4,345,465	-£4,471,924	-£5,240,855	-£5,668,039
60% LAR : 40% CIR	50%	-£3,883,514	-£5,503,737	-£5,534,281	-£5,585,472	-£5,713,449	-£6,481,318	-£6,907,912

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,709,263	£8,918,148	£8,887,323	£8,835,534	£8,706,060	£7,929,222	£7,497,644
60% LAR : 40% CIR	5%	£10,411,914	£7,738,714	£7,708,007	£7,656,423	£7,527,464	£6,753,707	£6,323,842
60% LAR : 40% CIR	10%	£9,108,808	£6,553,563	£6,522,963	£6,471,570	£6,343,084	£5,572,175	£5,143,892
60% LAR : 40% CIR	15%	£7,800,002	£5,362,750	£5,332,248	£5,281,030	£5,152,980	£4,384,685	£3,957,854
60% LAR : 40% CIR	20%	£6,485,551	£4,166,332	£4,135,918	£4,084,858	£3,957,206	£3,191,294	£2,765,788
60% LAR : 40% CIR	25%	£5,165,511	£2,964,364	£2,934,029	£2,883,112	£2,755,819	£1,992,062	£1,567,753
60% LAR : 40% CIR	30%	£3,839,939	£1,756,902	£1,726,636	£1,675,848	£1,548,876	£787,048	£363,811
60% LAR : 40% CIR	35%	£2,508,891	£544,001	£513,795	£463,120	£336,432	-£423,690	-£845,981
60% LAR : 40% CIR	40%	£1,172,423	-£674,283	-£704,439	-£755,015	-£881,455	-£1,640,095	-£2,066,957
60% LAR : 40% CIR	45%	-£169,409	-£1,897,892	-£1,928,008	-£1,978,500	-£2,104,959	-£2,873,890	-£3,301,074
60% LAR : 40% CIR	50%	-£1,516,549	-£3,136,772	-£3,167,316	-£3,218,507	-£3,346,485	-£4,114,353	-£4,540,948

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,507,240	£11,716,125	£11,685,300	£11,633,511	£11,504,037	£10,727,198	£10,295,620
60% LAR : 40% CIR	5%	£13,209,890	£10,536,690	£10,505,984	£10,454,399	£10,325,441	£9,551,684	£9,121,818
60% LAR : 40% CIR	10%	£11,906,784	£9,351,540	£9,320,940	£9,269,546	£9,141,061	£8,370,152	£7,941,868
60% LAR : 40% CIR	15%	£10,597,979	£8,160,727	£8,130,225	£8,079,006	£7,950,956	£7,182,661	£6,755,830
60% LAR : 40% CIR	20%	£9,283,527	£6,964,308	£6,933,895	£6,882,835	£6,755,182	£5,989,270	£5,563,764
60% LAR : 40% CIR	25%	£7,963,488	£5,762,341	£5,732,006	£5,681,089	£5,553,795	£4,790,039	£4,365,729
60% LAR : 40% CIR	30%	£6,637,916	£4,554,878	£4,524,612	£4,473,824	£4,346,853	£3,585,025	£3,161,787
60% LAR : 40% CIR	35%	£5,306,867	£3,341,978	£3,311,771	£3,261,096	£3,134,409	£2,374,286	£1,951,996
60% LAR : 40% CIR	40%	£3,970,400	£2,123,694	£2,093,537	£2,042,962	£1,916,522	£1,157,882	£731,019
60% LAR : 40% CIR	45%	£2,628,567	£900,084	£869,968	£819,476	£693,017	-£75,914	-£503,098
60% LAR : 40% CIR	50%	£1,281,427	-£338,796	-£369,339	-£420,531	-£548,508	-£1,316,377	-£1,742,971

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats		**Value Area**	**Zone B - £900 psf**

No Units	**75**
Site Area	**0.2 Ha**

Sales value inflation	**Grow**
Build cost inflation	**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,613,489	£3,229,153	£2,094,625	£2,028,902	£1,864,590	£878,724	£331,021
60% LAR : 40% CIR	5%	£6,698,497	£2,447,917	£1,317,885	£1,252,423	£1,088,763	£106,809	-£458,175
60% LAR : 40% CIR	10%	£5,776,310	£1,659,092	£533,214	£467,991	£304,935	-£703,768	-£1,272,551
60% LAR : 40% CIR	15%	£4,842,516	£862,756	-£270,429	-£338,451	-£508,508	-£1,528,846	-£2,095,701
60% LAR : 40% CIR	20%	£3,897,144	£58,980	-£1,107,928	-£1,175,739	-£1,345,268	-£2,362,441	-£2,927,537
60% LAR : 40% CIR	25%	£2,944,679	-£786,185	-£1,953,484	-£2,021,105	-£2,190,157	-£3,204,468	-£3,767,973
60% LAR : 40% CIR	30%	£1,985,194	-£1,642,656	-£2,807,018	-£2,874,468	-£3,043,093	-£4,054,842	-£4,616,925
60% LAR : 40% CIR	35%	£1,018,758	-£2,506,680	-£3,668,447	-£3,735,746	-£3,903,993	-£4,913,478	-£5,474,303
60% LAR : 40% CIR	40%	£45,444	-£3,378,179	-£4,537,691	-£4,604,858	-£4,772,778	-£5,780,293	-£6,340,023
60% LAR : 40% CIR	45%	-£977,166	-£4,257,077	-£5,414,669	-£5,481,725	-£5,649,365	-£6,655,200	-£7,213,999
60% LAR : 40% CIR	50%	-£2,009,889	-£5,143,295	-£6,299,300	-£6,366,264	-£6,533,670	-£7,538,117	-£8,096,142

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,659,340	-£16,043,676	-£17,178,204	-£17,243,927	-£17,408,239	-£18,394,105	-£18,941,808
60% LAR : 40% CIR	5%	-£12,574,332	-£16,824,912	-£17,954,944	-£18,020,406	-£18,184,066	-£19,166,020	-£19,731,004
60% LAR : 40% CIR	10%	-£13,496,519	-£17,613,737	-£18,739,615	-£18,804,837	-£18,967,894	-£19,976,597	-£20,545,380
60% LAR : 40% CIR	15%	-£14,430,313	-£18,410,073	-£19,543,258	-£19,611,280	-£19,781,337	-£20,801,675	-£21,368,530
60% LAR : 40% CIR	20%	-£15,375,685	-£19,213,849	-£20,380,757	-£20,448,568	-£20,618,097	-£21,635,270	-£22,200,366
60% LAR : 40% CIR	25%	-£16,328,150	-£20,059,014	-£21,226,313	-£21,293,934	-£21,462,986	-£22,477,297	-£23,040,802
60% LAR : 40% CIR	30%	-£17,287,635	-£20,915,485	-£22,079,846	-£22,147,297	-£22,315,922	-£23,327,671	-£23,889,754
60% LAR : 40% CIR	35%	-£18,254,070	-£21,779,509	-£22,941,276	-£23,008,575	-£23,176,822	-£24,186,307	-£24,747,132
60% LAR : 40% CIR	40%	-£19,227,385	-£22,651,008	-£23,810,520	-£23,877,687	-£24,045,607	-£25,053,122	-£25,612,852
60% LAR : 40% CIR	45%	-£20,249,995	-£23,529,906	-£24,687,498	-£24,754,554	-£24,922,193	-£25,928,029	-£26,486,827
60% LAR : 40% CIR	50%	-£21,282,718	-£24,416,124	-£25,572,129	-£25,639,093	-£25,806,499	-£26,810,946	-£27,368,971

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,673,222	-£8,057,558	-£9,192,085	-£9,257,809	-£9,422,120	-£10,407,986	-£10,955,690
60% LAR : 40% CIR	5%	-£4,588,214	-£8,838,794	-£9,968,825	-£10,034,288	-£10,197,948	-£11,179,901	-£11,744,886
60% LAR : 40% CIR	10%	-£5,510,401	-£9,627,618	-£10,753,497	-£10,818,719	-£10,981,776	-£11,990,478	-£12,559,262
60% LAR : 40% CIR	15%	-£6,444,195	-£10,423,955	-£11,557,139	-£11,625,162	-£11,795,219	-£12,815,556	-£13,382,411
60% LAR : 40% CIR	20%	-£7,389,567	-£11,227,731	-£12,394,638	-£12,462,449	-£12,631,978	-£13,649,151	-£14,214,248
60% LAR : 40% CIR	25%	-£8,342,031	-£12,072,895	-£13,240,195	-£13,307,815	-£13,476,867	-£14,491,179	-£15,054,684
60% LAR : 40% CIR	30%	-£9,301,516	-£12,929,367	-£14,093,728	-£14,161,178	-£14,329,803	-£15,341,552	-£15,903,635
60% LAR : 40% CIR	35%	-£10,267,952	-£13,793,390	-£14,955,157	-£15,022,456	-£15,190,704	-£16,200,189	-£16,761,014
60% LAR : 40% CIR	40%	-£11,241,266	-£14,664,889	-£15,824,402	-£15,891,569	-£16,059,489	-£17,067,003	-£17,626,734
60% LAR : 40% CIR	45%	-£12,263,877	-£15,543,787	-£16,701,379	-£16,768,435	-£16,936,075	-£17,941,910	-£18,500,709
60% LAR : 40% CIR	50%	-£13,296,600	-£16,430,005	-£17,586,010	-£17,652,974	-£17,820,381	-£18,824,827	-£19,382,852

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£364,143	-£4,748,479	-£5,883,006	-£5,948,730	-£6,113,041	-£7,098,907	-£7,646,611
60% LAR : 40% CIR	5%	-£1,279,135	-£5,529,715	-£6,659,746	-£6,725,209	-£6,888,869	-£7,870,822	-£8,435,807
60% LAR : 40% CIR	10%	-£2,201,322	-£6,318,539	-£7,444,418	-£7,509,640	-£7,672,697	-£8,681,399	-£9,250,183
60% LAR : 40% CIR	15%	-£3,135,116	-£7,114,876	-£8,248,060	-£8,316,083	-£8,486,140	-£9,506,477	-£10,073,332
60% LAR : 40% CIR	20%	-£4,080,488	-£7,918,652	-£9,085,559	-£9,153,370	-£9,322,899	-£10,340,072	-£10,905,169
60% LAR : 40% CIR	25%	-£5,032,953	-£8,763,816	-£9,931,116	-£9,998,736	-£10,167,788	-£11,182,100	-£11,745,605
60% LAR : 40% CIR	30%	-£5,992,437	-£9,620,288	-£10,784,649	-£10,852,099	-£11,020,724	-£12,032,473	-£12,594,556
60% LAR : 40% CIR	35%	-£6,958,873	-£10,484,311	-£11,646,078	-£11,713,378	-£11,881,625	-£12,891,110	-£13,451,935
60% LAR : 40% CIR	40%	-£7,932,187	-£11,355,810	-£12,515,323	-£12,582,490	-£12,750,410	-£13,757,924	-£14,317,655
60% LAR : 40% CIR	45%	-£8,954,798	-£12,234,709	-£13,392,300	-£13,459,357	-£13,626,996	-£14,632,832	-£15,191,630
60% LAR : 40% CIR	50%	-£9,987,521	-£13,120,926	-£14,276,931	-£14,343,895	-£14,511,302	-£15,515,748	-£16,073,773

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,547,502	-£836,834	-£1,971,361	-£2,037,085	-£2,201,397	-£3,187,263	-£3,734,966
60% LAR : 40% CIR	5%	£2,632,510	-£1,618,070	-£2,748,101	-£2,813,564	-£2,977,224	-£3,959,177	-£4,524,162
60% LAR : 40% CIR	10%	£1,710,323	-£2,406,895	-£3,532,773	-£3,597,995	-£3,761,052	-£4,769,755	-£5,338,538
60% LAR : 40% CIR	15%	£776,529	-£3,203,231	-£4,336,416	-£4,404,438	-£4,574,495	-£5,594,833	-£6,161,688
60% LAR : 40% CIR	20%	-£168,843	-£4,007,007	-£5,173,915	-£5,241,726	-£5,411,255	-£6,428,428	-£6,993,524
60% LAR : 40% CIR	25%	-£1,121,308	-£4,852,172	-£6,019,471	-£6,087,091	-£6,256,144	-£7,270,455	-£7,833,960
60% LAR : 40% CIR	30%	-£2,080,793	-£5,708,643	-£6,873,004	-£6,940,455	-£7,109,080	-£8,120,828	-£8,682,912
60% LAR : 40% CIR	35%	-£3,047,228	-£6,572,666	-£7,734,434	-£7,801,733	-£7,969,980	-£8,979,465	-£9,540,290
60% LAR : 40% CIR	40%	-£4,020,542	-£7,444,166	-£8,603,678	-£8,670,845	-£8,838,765	-£9,846,280	-£10,406,010
60% LAR : 40% CIR	45%	-£5,043,153	-£8,323,064	-£9,480,656	-£9,547,712	-£9,715,351	-£10,721,187	-£11,279,985
60% LAR : 40% CIR	50%	-£6,075,876	-£9,209,282	-£10,365,287	-£10,432,250	-£10,599,657	-£11,604,104	-£12,162,128

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats

Value Area	**Zone B - £950 psf**

No Units	**75**
Site Area	**0.2 Ha**

Sales value inflation		**Grow**
Build cost inflation		**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£9,380,224	£4,988,958	£3,854,431	£3,788,707	£3,624,396	£2,638,530	£2,090,826
60% LAR : 40% CIR	5%	£8,376,895	£4,119,732	£2,989,701	£2,924,238	£2,760,578	£1,778,624	£1,233,095
60% LAR : 40% CIR	10%	£7,366,370	£3,242,917	£2,117,039	£2,051,816	£1,888,760	£910,420	£366,897
60% LAR : 40% CIR	15%	£6,348,720	£2,358,590	£1,236,523	£1,171,520	£1,009,017	£33,995	-£530,344
60% LAR : 40% CIR	20%	£5,324,014	£1,466,824	£348,229	£283,429	£121,429	-£889,164	-£1,454,261
60% LAR : 40% CIR	25%	£4,285,981	£567,691	-£572,288	-£639,908	-£808,960	-£1,823,272	-£2,386,777
60% LAR : 40% CIR	30%	£3,237,076	-£353,539	-£1,517,901	-£1,585,351	-£1,753,976	-£2,765,725	-£3,327,808
60% LAR : 40% CIR	35%	£2,181,220	-£1,309,643	-£2,471,410	-£2,538,709	-£2,706,957	-£3,716,441	-£4,277,267
60% LAR : 40% CIR	40%	£1,118,486	-£2,273,222	-£3,432,734	-£3,499,901	-£3,667,821	-£4,675,335	-£5,235,066
60% LAR : 40% CIR	45%	£48,945	-£3,244,200	-£4,401,791	-£4,468,848	-£4,636,487	-£5,642,323	-£6,201,121
60% LAR : 40% CIR	50%	-£1,074,128	-£4,222,497	-£5,378,502	-£5,445,465	-£5,612,873	-£6,617,319	-£7,175,344

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,892,605	-£14,283,871	-£15,418,398	-£15,484,122	-£15,648,433	-£16,634,299	-£17,182,003
60% LAR : 40% CIR	5%	-£10,895,934	-£15,153,097	-£16,283,128	-£16,348,591	-£16,512,251	-£17,494,204	-£18,039,734
60% LAR : 40% CIR	10%	-£11,906,459	-£16,029,912	-£17,155,790	-£17,221,013	-£17,384,069	-£18,362,409	-£18,905,932
60% LAR : 40% CIR	15%	-£12,924,109	-£16,914,239	-£18,036,306	-£18,101,308	-£18,263,812	-£19,238,834	-£19,803,173
60% LAR : 40% CIR	20%	-£13,948,815	-£17,806,005	-£18,924,600	-£18,989,400	-£19,151,400	-£20,161,993	-£20,727,090
60% LAR : 40% CIR	25%	-£14,986,848	-£18,705,138	-£19,845,117	-£19,912,737	-£20,081,789	-£21,096,101	-£21,659,606
60% LAR : 40% CIR	30%	-£16,035,753	-£19,626,368	-£20,790,730	-£20,858,180	-£21,026,805	-£22,038,554	-£22,600,637
60% LAR : 40% CIR	35%	-£17,091,609	-£20,582,472	-£21,744,239	-£21,811,537	-£21,979,786	-£22,989,270	-£23,550,096
60% LAR : 40% CIR	40%	-£18,154,343	-£21,546,051	-£22,705,563	-£22,772,730	-£22,940,650	-£23,948,164	-£24,507,895
60% LAR : 40% CIR	45%	-£19,223,884	-£22,517,029	-£23,674,620	-£23,741,677	-£23,909,316	-£24,915,152	-£25,473,950
60% LAR : 40% CIR	50%	-£20,346,957	-£23,495,326	-£24,651,331	-£24,718,294	-£24,885,702	-£25,890,148	-£26,448,173

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,906,486	-£6,297,752	-£7,432,280	-£7,498,004	-£7,662,315	-£8,648,181	-£9,195,884
60% LAR : 40% CIR	5%	-£2,909,815	-£7,166,979	-£8,297,010	-£8,362,473	-£8,526,133	-£9,508,086	-£10,053,615
60% LAR : 40% CIR	10%	-£3,920,340	-£8,043,793	-£9,169,672	-£9,234,894	-£9,397,951	-£10,376,291	-£10,919,813
60% LAR : 40% CIR	15%	-£4,937,990	-£8,928,120	-£10,050,188	-£10,115,190	-£10,277,693	-£11,252,716	-£11,817,055
60% LAR : 40% CIR	20%	-£5,962,697	-£9,819,886	-£10,938,482	-£11,003,282	-£11,165,282	-£12,175,875	-£12,740,971
60% LAR : 40% CIR	25%	-£7,000,730	-£10,719,019	-£11,858,998	-£11,926,619	-£12,095,671	-£13,109,982	-£13,673,487
60% LAR : 40% CIR	30%	-£8,049,635	-£11,640,249	-£12,804,612	-£12,872,062	-£13,040,687	-£14,052,436	-£14,614,519
60% LAR : 40% CIR	35%	-£9,105,491	-£12,596,354	-£13,758,121	-£13,825,419	-£13,993,667	-£15,003,152	-£15,563,977
60% LAR : 40% CIR	40%	-£10,168,224	-£13,559,933	-£14,719,444	-£14,786,612	-£14,954,531	-£15,962,046	-£16,521,776
60% LAR : 40% CIR	45%	-£11,237,765	-£14,530,910	-£15,688,502	-£15,755,558	-£15,923,198	-£16,929,033	-£17,487,832
60% LAR : 40% CIR	50%	-£12,360,839	-£15,509,208	-£16,665,213	-£16,732,176	-£16,899,584	-£17,904,029	-£18,462,055

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,402,593	-£2,988,673	-£4,123,201	-£4,188,925	-£4,353,236	-£5,339,102	-£5,886,805
60% LAR : 40% CIR	5%	£399,264	-£3,857,900	-£4,987,931	-£5,053,394	-£5,217,054	-£6,199,007	-£6,744,537
60% LAR : 40% CIR	10%	-£611,261	-£4,734,714	-£5,860,593	-£5,925,815	-£6,088,872	-£7,067,212	-£7,610,734
60% LAR : 40% CIR	15%	-£1,628,911	-£5,619,041	-£6,741,109	-£6,806,111	-£6,968,614	-£7,943,637	-£8,507,976
60% LAR : 40% CIR	20%	-£2,653,618	-£6,510,807	-£7,629,403	-£7,694,203	-£7,856,203	-£8,866,796	-£9,431,892
60% LAR : 40% CIR	25%	-£3,691,651	-£7,409,940	-£8,549,919	-£8,617,540	-£8,786,592	-£9,800,903	-£10,364,408
60% LAR : 40% CIR	30%	-£4,740,556	-£8,331,170	-£9,495,533	-£9,562,983	-£9,731,608	-£10,743,357	-£11,305,440
60% LAR : 40% CIR	35%	-£5,796,412	-£9,287,275	-£10,449,042	-£10,516,340	-£10,684,588	-£11,694,073	-£12,254,898
60% LAR : 40% CIR	40%	-£6,859,145	-£10,250,854	-£11,410,365	-£11,477,533	-£11,645,452	-£12,652,967	-£13,212,697
60% LAR : 40% CIR	45%	-£7,928,686	-£11,221,831	-£12,379,423	-£12,446,479	-£12,614,119	-£13,619,954	-£14,178,753
60% LAR : 40% CIR	50%	-£9,051,760	-£12,200,129	-£13,356,134	-£13,423,097	-£13,590,505	-£14,594,950	-£15,152,976

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,314,237	£922,971	-£211,556	-£277,280	-£441,591	-£1,427,457	-£1,975,161
60% LAR : 40% CIR	5%	£4,310,909	£53,745	-£1,076,286	-£1,141,749	-£1,305,409	-£2,287,362	-£2,832,892
60% LAR : 40% CIR	10%	£3,300,383	-£823,070	-£1,948,948	-£2,014,170	-£2,177,227	-£3,155,567	-£3,699,090
60% LAR : 40% CIR	15%	£2,282,733	-£1,707,396	-£2,829,464	-£2,894,466	-£3,056,970	-£4,031,992	-£4,596,331
60% LAR : 40% CIR	20%	£1,258,027	-£2,599,163	-£3,717,758	-£3,782,558	-£3,944,558	-£4,955,151	-£5,520,247
60% LAR : 40% CIR	25%	£219,994	-£3,498,295	-£4,638,275	-£4,705,895	-£4,874,947	-£5,889,258	-£6,452,764
60% LAR : 40% CIR	30%	-£828,911	-£4,419,526	-£5,583,888	-£5,651,338	-£5,819,963	-£6,831,712	-£7,393,795
60% LAR : 40% CIR	35%	-£1,884,767	-£5,375,630	-£6,537,397	-£6,604,695	-£6,772,943	-£7,782,428	-£8,343,253
60% LAR : 40% CIR	40%	-£2,947,500	-£6,339,209	-£7,498,721	-£7,565,888	-£7,733,808	-£8,741,322	-£9,301,053
60% LAR : 40% CIR	45%	-£4,017,042	-£7,310,186	-£8,467,778	-£8,534,834	-£8,702,474	-£9,708,309	-£10,267,108
60% LAR : 40% CIR	50%	-£5,140,115	-£8,288,484	-£9,444,489	-£9,511,452	-£9,678,860	-£10,683,305	-£11,241,331

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats

Value Area	Zone B - £1,000 psf

No Units	75
Site Area	0.2 Ha

Sales value inflation		Grow
Build cost inflation		Grow
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£11,146,960	£6,748,763	£5,614,237	£5,548,512	£5,384,201	£4,398,335	£3,850,632
60% LAR : 40% CIR	5%	£10,055,294	£5,791,547	£4,661,516	£4,596,053	£4,432,393	£3,450,440	£2,904,910
60% LAR : 40% CIR	10%	£8,956,432	£4,826,742	£3,700,864	£3,635,641	£3,472,584	£2,494,245	£1,950,722
60% LAR : 40% CIR	15%	£7,850,445	£3,854,425	£2,732,356	£2,667,355	£2,504,852	£1,529,829	£988,150
60% LAR : 40% CIR	20%	£6,737,401	£2,874,668	£1,756,073	£1,691,273	£1,529,273	£557,275	£17,277
60% LAR : 40% CIR	25%	£5,617,373	£1,887,546	£772,089	£707,472	£545,927	-£442,075	-£1,005,580
60% LAR : 40% CIR	30%	£4,488,957	£893,132	-£228,785	-£296,234	-£464,859	-£1,476,609	-£2,038,691
60% LAR : 40% CIR	35%	£3,343,681	-£112,606	-£1,274,373	-£1,341,672	-£1,509,919	-£2,519,405	-£3,080,229
60% LAR : 40% CIR	40%	£2,191,527	-£1,168,265	-£2,327,776	-£2,394,945	-£2,562,863	-£3,570,378	-£4,130,109
60% LAR : 40% CIR	45%	£1,032,567	-£2,231,322	-£3,388,914	-£3,455,970	-£3,623,609	-£4,629,445	-£5,188,244
60% LAR : 40% CIR	50%	-£138,368	-£3,301,699	-£4,457,705	-£4,524,668	-£4,692,076	-£5,696,521	-£6,254,547

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,125,869	-£12,524,065	-£13,658,592	-£13,724,317	-£13,888,628	-£14,874,494	-£15,422,197
60% LAR : 40% CIR	5%	-£9,217,535	-£13,481,282	-£14,611,313	-£14,676,776	-£14,840,436	-£15,822,389	-£16,367,919
60% LAR : 40% CIR	10%	-£10,316,397	-£14,446,087	-£15,571,965	-£15,637,188	-£15,800,245	-£16,778,584	-£17,322,107
60% LAR : 40% CIR	15%	-£11,422,384	-£15,418,404	-£16,540,473	-£16,605,474	-£16,767,977	-£17,742,999	-£18,284,679
60% LAR : 40% CIR	20%	-£12,535,428	-£16,398,161	-£17,516,756	-£17,581,556	-£17,743,556	-£18,715,554	-£19,255,552
60% LAR : 40% CIR	25%	-£13,655,456	-£17,385,283	-£18,500,740	-£18,565,357	-£18,726,902	-£19,714,904	-£20,278,409
60% LAR : 40% CIR	30%	-£14,783,872	-£18,379,697	-£19,501,614	-£19,569,063	-£19,737,688	-£20,749,438	-£21,311,520
60% LAR : 40% CIR	35%	-£15,929,148	-£19,385,435	-£20,547,202	-£20,614,501	-£20,782,748	-£21,792,234	-£22,353,058
60% LAR : 40% CIR	40%	-£17,081,302	-£20,441,094	-£21,600,605	-£21,667,774	-£21,835,692	-£22,843,207	-£23,402,938
60% LAR : 40% CIR	45%	-£18,240,262	-£21,504,151	-£22,661,743	-£22,728,799	-£22,896,438	-£23,902,274	-£24,461,073
60% LAR : 40% CIR	50%	-£19,411,197	-£22,574,528	-£23,730,534	-£23,797,497	-£23,964,905	-£24,969,350	-£25,527,376

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£139,751	-£4,537,947	-£5,672,474	-£5,738,198	-£5,902,510	-£6,888,376	-£7,436,078
60% LAR : 40% CIR	5%	-£1,231,417	-£5,495,164	-£6,625,195	-£6,690,658	-£6,854,317	-£7,836,271	-£8,381,800
60% LAR : 40% CIR	10%	-£2,330,279	-£6,459,968	-£7,585,847	-£7,651,069	-£7,814,127	-£8,792,466	-£9,335,988
60% LAR : 40% CIR	15%	-£3,436,266	-£7,432,285	-£8,554,354	-£8,619,355	-£8,781,859	-£9,756,881	-£10,298,561
60% LAR : 40% CIR	20%	-£4,549,309	-£8,412,043	-£9,530,637	-£9,595,438	-£9,757,437	-£10,729,435	-£11,269,434
60% LAR : 40% CIR	25%	-£5,669,338	-£9,399,165	-£10,514,622	-£10,579,239	-£10,740,783	-£11,728,786	-£12,292,291
60% LAR : 40% CIR	30%	-£6,797,753	-£10,393,578	-£11,515,495	-£11,582,944	-£11,751,569	-£12,763,319	-£13,325,401
60% LAR : 40% CIR	35%	-£7,943,029	-£11,399,316	-£12,561,083	-£12,628,383	-£12,796,630	-£13,806,115	-£14,366,940
60% LAR : 40% CIR	40%	-£9,095,183	-£12,454,976	-£13,614,487	-£13,681,655	-£13,849,574	-£14,857,089	-£15,416,820
60% LAR : 40% CIR	45%	-£10,254,144	-£13,518,033	-£14,675,625	-£14,742,681	-£14,910,319	-£15,916,156	-£16,474,954
60% LAR : 40% CIR	50%	-£11,425,079	-£14,588,410	-£15,744,416	-£15,811,378	-£15,978,786	-£16,983,232	-£17,541,257

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,169,328	-£1,228,868	-£2,363,395	-£2,429,119	-£2,593,431	-£3,579,297	-£4,126,999
60% LAR : 40% CIR	5%	£2,077,662	-£2,186,085	-£3,316,116	-£3,381,579	-£3,545,239	-£4,527,192	-£5,072,721
60% LAR : 40% CIR	10%	£978,800	-£3,150,889	-£4,276,768	-£4,341,990	-£4,505,048	-£5,483,387	-£6,026,910
60% LAR : 40% CIR	15%	-£127,187	-£4,123,206	-£5,245,275	-£5,310,276	-£5,472,780	-£6,447,802	-£6,989,482
60% LAR : 40% CIR	20%	-£1,240,230	-£5,102,964	-£6,221,558	-£6,286,359	-£6,448,358	-£7,420,356	-£7,960,355
60% LAR : 40% CIR	25%	-£2,360,259	-£6,090,086	-£7,205,543	-£7,270,160	-£7,431,704	-£8,419,707	-£8,983,212
60% LAR : 40% CIR	30%	-£3,488,674	-£7,084,499	-£8,206,416	-£8,273,865	-£8,442,490	-£9,454,240	-£10,016,323
60% LAR : 40% CIR	35%	-£4,633,951	-£8,090,237	-£9,252,004	-£9,319,304	-£9,487,551	-£10,497,036	-£11,057,861
60% LAR : 40% CIR	40%	-£5,786,104	-£9,145,897	-£10,305,408	-£10,372,576	-£10,540,495	-£11,548,010	-£12,107,741
60% LAR : 40% CIR	45%	-£6,945,065	-£10,208,954	-£11,366,546	-£11,433,602	-£11,601,240	-£12,607,077	-£13,165,875
60% LAR : 40% CIR	50%	-£8,116,000	-£11,279,331	-£12,435,337	-£12,502,300	-£12,669,707	-£13,674,153	-£14,232,178

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,080,973	£2,682,777	£1,548,250	£1,482,525	£1,318,214	£332,348	-£215,354
60% LAR : 40% CIR	5%	£5,989,307	£1,725,560	£595,529	£530,066	£366,406	-£615,547	-£1,161,077
60% LAR : 40% CIR	10%	£4,890,445	£760,755	-£365,123	-£430,345	-£593,403	-£1,571,742	-£2,115,265
60% LAR : 40% CIR	15%	£3,784,458	-£211,562	-£1,333,630	-£1,398,632	-£1,561,135	-£2,536,157	-£3,077,837
60% LAR : 40% CIR	20%	£2,671,415	-£1,191,319	-£2,309,914	-£2,374,714	-£2,536,714	-£3,508,712	-£4,048,710
60% LAR : 40% CIR	25%	£1,551,386	-£2,178,441	-£3,293,898	-£3,358,515	-£3,520,060	-£4,508,062	-£5,071,567
60% LAR : 40% CIR	30%	£422,971	-£3,172,854	-£4,294,771	-£4,362,221	-£4,530,846	-£5,542,596	-£6,104,678
60% LAR : 40% CIR	35%	-£722,306	-£4,178,593	-£5,340,360	-£5,407,659	-£5,575,906	-£6,585,391	-£7,146,216
60% LAR : 40% CIR	40%	-£1,874,459	-£5,234,252	-£6,393,763	-£6,460,931	-£6,628,850	-£7,636,365	-£8,196,096
60% LAR : 40% CIR	45%	-£3,033,420	-£6,297,309	-£7,454,901	-£7,521,957	-£7,689,596	-£8,695,432	-£9,254,231
60% LAR : 40% CIR	50%	-£4,204,355	-£7,367,686	-£8,523,692	-£8,590,655	-£8,758,063	-£9,762,508	-£10,320,534

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats	
No Units	**75**
Site Area	**0.2 Ha**

Value Area	**Zone B - £1,050 psf**	
Sales value inflation		**Grow**
Build cost inflation		**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£12,913,694	£8,487,463	£7,369,988	£7,305,251	£7,143,409	£6,158,141	£5,610,438
60% LAR : 40% CIR	5%	£11,733,692	£7,452,073	£6,333,331	£6,267,868	£6,104,209	£5,122,255	£4,576,725
60% LAR : 40% CIR	10%	£10,546,493	£6,409,210	£5,284,689	£5,219,466	£5,056,409	£4,078,069	£3,534,547
60% LAR : 40% CIR	15%	£9,352,169	£5,350,260	£4,228,191	£4,163,190	£4,000,686	£3,025,663	£2,483,984
60% LAR : 40% CIR	20%	£8,150,789	£4,282,513	£3,163,917	£3,099,117	£2,937,118	£1,965,120	£1,425,121
60% LAR : 40% CIR	25%	£6,942,423	£3,207,400	£2,091,943	£2,027,326	£1,865,782	£896,519	£358,040
60% LAR : 40% CIR	30%	£5,727,143	£2,124,996	£1,012,347	£947,892	£786,756	-£187,491	-£749,574
60% LAR : 40% CIR	35%	£4,505,016	£1,035,375	-£77,335	-£144,635	-£312,883	-£1,322,367	-£1,883,193
60% LAR : 40% CIR	40%	£3,264,569	-£63,308	-£1,222,819	-£1,289,987	-£1,457,906	-£2,465,421	-£3,025,152
60% LAR : 40% CIR	45%	£2,016,187	-£1,218,445	-£2,376,037	-£2,443,093	-£2,610,731	-£3,616,568	-£4,175,366
60% LAR : 40% CIR	50%	£761,070	-£2,380,902	-£3,536,907	-£3,603,871	-£3,771,278	-£4,775,724	-£5,333,749

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,359,135	-£10,785,366	-£11,902,841	-£11,967,578	-£12,129,420	-£13,114,688	-£13,662,391
60% LAR : 40% CIR	5%	-£7,539,137	-£11,820,756	-£12,939,498	-£13,004,961	-£13,168,620	-£14,150,574	-£14,696,104
60% LAR : 40% CIR	10%	-£8,726,336	-£12,863,619	-£13,988,140	-£14,053,363	-£14,216,420	-£15,194,760	-£15,738,282
60% LAR : 40% CIR	15%	-£9,920,660	-£13,922,569	-£15,044,638	-£15,109,639	-£15,272,143	-£16,247,166	-£16,788,844
60% LAR : 40% CIR	20%	-£11,122,040	-£14,990,316	-£16,108,912	-£16,173,712	-£16,335,711	-£17,307,709	-£17,847,708
60% LAR : 40% CIR	25%	-£12,330,406	-£16,065,429	-£17,180,886	-£17,245,503	-£17,407,047	-£18,376,310	-£18,914,789
60% LAR : 40% CIR	30%	-£13,545,686	-£17,147,833	-£18,260,482	-£18,324,937	-£18,486,073	-£19,460,320	-£20,022,403
60% LAR : 40% CIR	35%	-£14,767,813	-£18,237,454	-£19,350,164	-£19,417,464	-£19,585,712	-£20,595,196	-£21,156,022
60% LAR : 40% CIR	40%	-£16,008,260	-£19,336,137	-£20,495,648	-£20,562,816	-£20,730,735	-£21,738,250	-£22,297,981
60% LAR : 40% CIR	45%	-£17,256,642	-£20,491,274	-£21,648,866	-£21,715,922	-£21,883,560	-£22,889,397	-£23,448,195
60% LAR : 40% CIR	50%	-£18,511,759	-£21,653,731	-£22,809,736	-£22,876,700	-£23,044,106	-£24,048,553	-£24,606,578

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,626,983	-£2,799,247	-£3,916,723	-£3,981,460	-£4,143,302	-£5,128,569	-£5,676,273
60% LAR : 40% CIR	5%	£446,982	-£3,834,638	-£4,953,380	-£5,018,843	-£5,182,501	-£6,164,456	-£6,709,985
60% LAR : 40% CIR	10%	-£740,217	-£4,877,501	-£6,002,022	-£6,067,244	-£6,230,302	-£7,208,642	-£7,752,164
60% LAR : 40% CIR	15%	-£1,934,541	-£5,936,451	-£7,058,519	-£7,123,520	-£7,286,025	-£8,261,047	-£8,802,726
60% LAR : 40% CIR	20%	-£3,135,921	-£7,004,198	-£8,122,794	-£8,187,593	-£8,349,593	-£9,321,591	-£9,861,589
60% LAR : 40% CIR	25%	-£4,344,287	-£8,079,310	-£9,194,767	-£9,259,384	-£9,420,929	-£10,390,191	-£10,928,671
60% LAR : 40% CIR	30%	-£5,559,568	-£9,161,715	-£10,274,364	-£10,338,819	-£10,499,954	-£11,474,202	-£12,036,285
60% LAR : 40% CIR	35%	-£6,781,694	-£10,251,335	-£11,364,046	-£11,431,345	-£11,599,593	-£12,609,078	-£13,169,903
60% LAR : 40% CIR	40%	-£8,022,141	-£11,350,018	-£12,509,529	-£12,576,698	-£12,744,617	-£13,752,131	-£14,311,862
60% LAR : 40% CIR	45%	-£9,270,523	-£12,505,155	-£13,662,747	-£13,729,803	-£13,897,442	-£14,903,278	-£15,462,077
60% LAR : 40% CIR	50%	-£10,525,641	-£13,667,612	-£14,823,617	-£14,890,581	-£15,057,988	-£16,062,434	-£16,620,459

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,936,062	£509,832	-£607,644	-£672,381	-£834,223	-£1,819,490	-£2,367,194
60% LAR : 40% CIR	5%	£3,756,061	-£525,559	-£1,644,301	-£1,709,764	-£1,873,422	-£2,855,377	-£3,400,906
60% LAR : 40% CIR	10%	£2,568,862	-£1,568,422	-£2,692,943	-£2,758,165	-£2,921,223	-£3,899,563	-£4,443,085
60% LAR : 40% CIR	15%	£1,374,538	-£2,627,372	-£3,749,440	-£3,814,442	-£3,976,946	-£4,951,968	-£5,493,647
60% LAR : 40% CIR	20%	£173,157	-£3,695,119	-£4,813,715	-£4,878,514	-£5,040,514	-£6,012,512	-£6,552,510
60% LAR : 40% CIR	25%	-£1,035,208	-£4,770,231	-£5,885,688	-£5,950,306	-£6,111,850	-£7,081,112	-£7,619,592
60% LAR : 40% CIR	30%	-£2,250,489	-£5,852,636	-£6,965,285	-£7,029,740	-£7,190,875	-£8,165,123	-£8,727,206
60% LAR : 40% CIR	35%	-£3,472,615	-£6,942,256	-£8,054,967	-£8,122,266	-£8,290,514	-£9,299,999	-£9,860,824
60% LAR : 40% CIR	40%	-£4,713,062	-£8,040,939	-£9,200,450	-£9,267,619	-£9,435,538	-£10,443,052	-£11,002,784
60% LAR : 40% CIR	45%	-£5,961,444	-£9,196,076	-£10,353,668	-£10,420,724	-£10,588,363	-£11,594,199	-£12,152,998
60% LAR : 40% CIR	50%	-£7,216,562	-£10,358,533	-£11,514,538	-£11,581,502	-£11,748,909	-£12,753,355	-£13,311,380

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,847,707	£4,421,476	£3,304,001	£3,239,264	£3,077,422	£2,092,154	£1,544,451
60% LAR : 40% CIR	5%	£7,667,705	£3,386,086	£2,267,344	£2,201,881	£2,038,222	£1,056,268	£510,738
60% LAR : 40% CIR	10%	£6,480,506	£2,343,223	£1,218,702	£1,153,480	£990,422	£12,082	-£531,440
60% LAR : 40% CIR	15%	£5,286,183	£1,284,273	£162,204	£97,203	-£65,301	-£1,040,324	-£1,582,002
60% LAR : 40% CIR	20%	£4,084,802	£216,526	-£902,070	-£966,870	-£1,128,869	-£2,100,867	-£2,640,866
60% LAR : 40% CIR	25%	£2,876,437	-£858,586	-£1,974,044	-£2,038,661	-£2,200,205	-£3,169,468	-£3,707,947
60% LAR : 40% CIR	30%	£1,661,156	-£1,940,991	-£3,053,640	-£3,118,095	-£3,279,231	-£4,253,478	-£4,815,561
60% LAR : 40% CIR	35%	£439,030	-£3,030,612	-£4,143,322	-£4,210,622	-£4,378,870	-£5,388,354	-£5,949,180
60% LAR : 40% CIR	40%	-£801,418	-£4,129,295	-£5,288,806	-£5,355,974	-£5,523,893	-£6,531,408	-£7,091,139
60% LAR : 40% CIR	45%	-£2,049,799	-£5,284,432	-£6,442,023	-£6,509,080	-£6,676,718	-£7,682,555	-£8,241,353
60% LAR : 40% CIR	50%	-£3,304,917	-£6,446,889	-£7,602,894	-£7,669,857	-£7,837,264	-£8,841,711	-£9,399,735

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats		Value Area	Zone B - £1,100 psf

No Units	75
Site Area	0.2 Ha

Sales value inflation		Grow
Build cost inflation		Grow
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£14,680,429	£10,225,948	£9,108,471	£9,043,735	£8,881,894	£7,910,844	£7,370,243
60% LAR : 40% CIR	5%	£13,412,090	£9,103,633	£7,990,586	£7,926,106	£7,764,907	£6,794,070	£6,248,540
60% LAR : 40% CIR	10%	£12,136,555	£7,973,846	£6,864,888	£6,800,646	£6,640,040	£5,661,893	£5,118,372
60% LAR : 40% CIR	15%	£10,853,894	£6,836,658	£5,724,026	£5,659,025	£5,496,521	£4,521,498	£3,979,819
60% LAR : 40% CIR	20%	£9,564,177	£5,690,357	£4,571,762	£4,506,962	£4,344,963	£3,372,965	£2,832,966
60% LAR : 40% CIR	25%	£8,267,475	£4,527,254	£3,411,798	£3,347,180	£3,185,636	£2,216,373	£1,677,894
60% LAR : 40% CIR	30%	£6,963,857	£3,356,860	£2,244,210	£2,179,756	£2,018,620	£1,051,805	£514,686
60% LAR : 40% CIR	35%	£5,653,394	£2,179,248	£1,069,079	£1,004,768	£843,993	-£125,331	-£686,155
60% LAR : 40% CIR	40%	£4,336,156	£994,493	-£117,863	-£185,030	-£352,949	-£1,360,464	-£1,920,195
60% LAR : 40% CIR	45%	£2,999,809	-£205,568	-£1,363,159	-£1,430,216	-£1,597,854	-£2,603,691	-£3,162,488
60% LAR : 40% CIR	50%	£1,655,271	-£1,460,104	-£2,616,110	-£2,683,072	-£2,850,480	-£3,854,926	-£4,412,951

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,592,400	-£9,046,881	-£10,164,358	-£10,229,094	-£10,390,935	-£11,361,985	-£11,902,586
60% LAR : 40% CIR	5%	-£5,860,739	-£10,169,196	-£11,282,243	-£11,346,723	-£11,507,921	-£12,478,759	-£13,024,289
60% LAR : 40% CIR	10%	-£7,136,274	-£11,298,983	-£12,407,941	-£12,472,183	-£12,632,789	-£13,610,935	-£14,154,457
60% LAR : 40% CIR	15%	-£8,418,935	-£12,436,171	-£13,548,803	-£13,613,804	-£13,776,308	-£14,751,331	-£15,293,010
60% LAR : 40% CIR	20%	-£9,708,652	-£13,582,472	-£14,701,067	-£14,765,867	-£14,927,866	-£15,899,864	-£16,439,863
60% LAR : 40% CIR	25%	-£11,005,354	-£14,745,575	-£15,861,031	-£15,925,649	-£16,087,193	-£17,056,456	-£17,594,935
60% LAR : 40% CIR	30%	-£12,308,972	-£15,915,969	-£17,028,619	-£17,093,073	-£17,254,208	-£18,221,024	-£18,758,143
60% LAR : 40% CIR	35%	-£13,619,435	-£17,093,581	-£18,203,750	-£18,268,061	-£18,428,836	-£19,398,160	-£19,958,984
60% LAR : 40% CIR	40%	-£14,936,673	-£18,278,336	-£19,390,691	-£19,457,859	-£19,625,778	-£20,633,293	-£21,193,024
60% LAR : 40% CIR	45%	-£16,273,020	-£19,478,396	-£20,635,988	-£20,703,044	-£20,870,683	-£21,876,519	-£22,435,317
60% LAR : 40% CIR	50%	-£17,617,558	-£20,732,933	-£21,888,938	-£21,955,901	-£22,123,309	-£23,127,755	-£23,685,780

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,393,719	-£1,060,763	-£2,178,239	-£2,242,975	-£2,404,817	-£3,375,866	-£3,916,468
60% LAR : 40% CIR	5%	£2,125,379	-£2,183,077	-£3,296,124	-£3,360,604	-£3,521,803	-£4,492,641	-£5,038,170
60% LAR : 40% CIR	10%	£849,844	-£3,312,864	-£4,421,823	-£4,486,064	-£4,646,671	-£5,624,817	-£6,168,339
60% LAR : 40% CIR	15%	-£432,817	-£4,450,052	-£5,562,685	-£5,627,686	-£5,790,190	-£6,765,212	-£7,306,891
60% LAR : 40% CIR	20%	-£1,722,534	-£5,596,353	-£6,714,949	-£6,779,749	-£6,941,748	-£7,913,746	-£8,453,745
60% LAR : 40% CIR	25%	-£3,019,235	-£6,759,457	-£7,874,913	-£7,939,531	-£8,101,074	-£9,070,338	-£9,608,816
60% LAR : 40% CIR	30%	-£4,322,854	-£7,929,850	-£9,042,501	-£9,106,955	-£9,268,090	-£10,234,905	-£10,772,025
60% LAR : 40% CIR	35%	-£5,633,316	-£9,107,462	-£10,217,632	-£10,281,942	-£10,442,718	-£11,412,041	-£11,972,866
60% LAR : 40% CIR	40%	-£6,950,555	-£10,292,218	-£11,404,573	-£11,471,740	-£11,639,659	-£12,647,175	-£13,206,905
60% LAR : 40% CIR	45%	-£8,286,902	-£11,492,278	-£12,649,870	-£12,716,926	-£12,884,565	-£13,890,401	-£14,449,199
60% LAR : 40% CIR	50%	-£9,631,439	-£12,746,815	-£13,902,820	-£13,969,783	-£14,137,191	-£15,141,636	-£15,699,662

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,702,798	£2,248,316	£1,130,840	£1,066,104	£904,262	-£66,788	-£607,389
60% LAR : 40% CIR	5%	£5,434,458	£1,126,002	£12,955	-£51,525	-£212,724	-£1,183,562	-£1,729,091
60% LAR : 40% CIR	10%	£4,158,923	-£3,786	-£1,112,744	-£1,176,985	-£1,337,592	-£2,315,738	-£2,859,260
60% LAR : 40% CIR	15%	£2,876,262	-£1,140,973	-£2,253,606	-£2,318,607	-£2,481,111	-£3,456,133	-£3,997,812
60% LAR : 40% CIR	20%	£1,586,545	-£2,287,274	-£3,405,870	-£3,470,670	-£3,632,669	-£4,604,667	-£5,144,666
60% LAR : 40% CIR	25%	£289,844	-£3,450,378	-£4,565,834	-£4,630,452	-£4,791,995	-£5,761,259	-£6,299,737
60% LAR : 40% CIR	30%	-£1,013,775	-£4,620,772	-£5,733,422	-£5,797,876	-£5,959,011	-£6,925,826	-£7,462,946
60% LAR : 40% CIR	35%	-£2,324,237	-£5,798,383	-£6,908,553	-£6,972,863	-£7,133,639	-£8,102,962	-£8,663,787
60% LAR : 40% CIR	40%	-£3,641,476	-£6,983,139	-£8,095,494	-£8,162,661	-£8,330,580	-£9,338,096	-£9,897,826
60% LAR : 40% CIR	45%	-£4,977,823	-£8,183,199	-£9,340,791	-£9,407,847	-£9,575,486	-£10,581,322	-£11,140,120
60% LAR : 40% CIR	50%	-£6,322,360	-£9,437,736	-£10,593,741	-£10,660,704	-£10,828,112	-£11,832,557	-£12,390,583

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,614,442	£6,159,961	£5,042,484	£4,977,749	£4,815,907	£3,844,857	£3,304,256
60% LAR : 40% CIR	5%	£9,346,103	£5,037,646	£3,924,600	£3,860,119	£3,698,921	£2,728,083	£2,182,554
60% LAR : 40% CIR	10%	£8,070,568	£3,907,859	£2,798,901	£2,734,659	£2,574,053	£1,595,907	£1,052,385
60% LAR : 40% CIR	15%	£6,787,907	£2,770,672	£1,658,039	£1,593,038	£1,430,534	£455,511	-£86,168
60% LAR : 40% CIR	20%	£5,498,190	£1,624,370	£505,775	£440,975	£278,976	-£693,022	-£1,233,021
60% LAR : 40% CIR	25%	£4,201,488	£461,267	-£654,189	-£718,807	-£880,351	-£1,849,614	-£2,388,093
60% LAR : 40% CIR	30%	£2,897,870	-£709,127	-£1,821,777	-£1,886,231	-£2,047,366	-£3,014,181	-£3,551,301
60% LAR : 40% CIR	35%	£1,587,407	-£1,886,739	-£2,996,908	-£3,061,218	-£3,221,994	-£4,191,318	-£4,752,142
60% LAR : 40% CIR	40%	£270,169	-£3,071,494	-£4,183,849	-£4,251,017	-£4,418,935	-£5,426,451	-£5,986,181
60% LAR : 40% CIR	45%	-£1,066,178	-£4,271,554	-£5,429,146	-£5,496,202	-£5,663,841	-£6,669,677	-£7,228,475
60% LAR : 40% CIR	50%	-£2,410,716	-£5,526,091	-£6,682,096	-£6,749,059	-£6,916,467	-£7,920,912	-£8,478,938

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats	
Value Area	**Zone B - £1,150 psf**

No Units	**75**
Site Area	**0.2 Ha**

Sales value inflation	**Grow**
Build cost inflation	**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£16,447,164	£11,964,433	£10,846,956	£10,782,219	£10,620,378	£9,649,329	£9,109,856
60% LAR : 40% CIR	5%	£15,090,488	£10,755,194	£9,642,147	£9,577,667	£9,416,468	£8,449,272	£7,911,940
60% LAR : 40% CIR	10%	£13,726,616	£9,538,482	£8,429,524	£8,365,282	£8,204,676	£7,241,039	£6,702,197
60% LAR : 40% CIR	15%	£12,355,619	£8,314,370	£7,209,165	£7,145,141	£6,985,079	£6,017,333	£5,475,654
60% LAR : 40% CIR	20%	£10,977,565	£7,082,931	£5,979,606	£5,914,806	£5,752,806	£4,780,809	£4,240,810
60% LAR : 40% CIR	25%	£9,592,526	£5,844,236	£4,731,651	£4,667,034	£4,505,490	£3,536,227	£2,997,748
60% LAR : 40% CIR	30%	£8,200,571	£4,588,723	£3,476,074	£3,411,620	£3,250,484	£2,283,669	£1,746,549
60% LAR : 40% CIR	35%	£6,801,771	£3,323,121	£2,212,952	£2,148,642	£1,987,867	£1,023,215	£487,298
60% LAR : 40% CIR	40%	£5,396,197	£2,050,377	£942,362	£878,177	£717,715	-£255,507	-£815,237
60% LAR : 40% CIR	45%	£3,983,430	£770,562	-£350,282	-£417,337	-£584,977	-£1,590,813	-£2,149,611
60% LAR : 40% CIR	50%	£2,549,473	-£539,306	-£1,695,312	-£1,762,275	-£1,929,683	-£2,934,128	-£3,492,154

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,825,665	-£7,308,396	-£8,425,873	-£8,490,610	-£8,652,451	-£9,623,500	-£10,162,973
60% LAR : 40% CIR	5%	-£4,182,341	-£8,517,635	-£9,630,682	-£9,695,162	-£9,856,361	-£10,823,557	-£11,360,889
60% LAR : 40% CIR	10%	-£5,546,213	-£9,734,347	-£10,843,305	-£10,907,547	-£11,068,153	-£12,031,790	-£12,570,632
60% LAR : 40% CIR	15%	-£6,917,210	-£10,958,459	-£12,063,664	-£12,127,688	-£12,287,750	-£13,255,496	-£13,797,175
60% LAR : 40% CIR	20%	-£8,295,264	-£12,189,898	-£13,293,223	-£13,358,022	-£13,520,023	-£14,492,020	-£15,032,019
60% LAR : 40% CIR	25%	-£9,680,303	-£13,428,593	-£14,541,178	-£14,605,795	-£14,767,339	-£15,736,602	-£16,275,081
60% LAR : 40% CIR	30%	-£11,072,258	-£14,684,106	-£15,796,755	-£15,861,209	-£16,022,345	-£16,989,160	-£17,526,280
60% LAR : 40% CIR	35%	-£12,471,058	-£15,949,708	-£17,059,877	-£17,124,187	-£17,284,962	-£18,249,613	-£18,785,531
60% LAR : 40% CIR	40%	-£13,876,632	-£17,222,452	-£18,330,467	-£18,394,652	-£18,555,114	-£19,528,336	-£20,088,066
60% LAR : 40% CIR	45%	-£15,289,399	-£18,502,267	-£19,623,111	-£19,690,166	-£19,857,806	-£20,863,642	-£21,422,440
60% LAR : 40% CIR	50%	-£16,723,356	-£19,812,135	-£20,968,141	-£21,035,104	-£21,202,512	-£22,206,957	-£22,764,983

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,160,453	£677,722	-£439,754	-£504,491	-£666,332	-£1,637,382	-£2,176,854
60% LAR : 40% CIR	5%	£3,803,777	-£531,517	-£1,644,564	-£1,709,044	-£1,870,243	-£2,837,439	-£3,374,770
60% LAR : 40% CIR	10%	£2,439,906	-£1,748,228	-£2,857,187	-£2,921,428	-£3,082,034	-£4,045,672	-£4,584,514
60% LAR : 40% CIR	15%	£1,068,908	-£2,972,340	-£4,077,545	-£4,141,569	-£4,301,631	-£5,269,378	-£5,811,056
60% LAR : 40% CIR	20%	-£309,145	-£4,203,780	-£5,307,104	-£5,371,904	-£5,533,904	-£6,505,901	-£7,045,900
60% LAR : 40% CIR	25%	-£1,694,185	-£5,442,475	-£6,555,059	-£6,619,677	-£6,781,221	-£7,750,483	-£8,288,963
60% LAR : 40% CIR	30%	-£3,086,139	-£6,697,987	-£7,810,636	-£7,875,090	-£8,036,227	-£9,003,042	-£9,540,161
60% LAR : 40% CIR	35%	-£4,484,939	-£7,963,589	-£9,073,759	-£9,138,069	-£9,298,844	-£10,263,495	-£10,799,413
60% LAR : 40% CIR	40%	-£5,890,514	-£9,236,334	-£10,344,349	-£10,408,533	-£10,568,995	-£11,542,217	-£12,101,948
60% LAR : 40% CIR	45%	-£7,303,281	-£10,516,149	-£11,636,992	-£11,704,048	-£11,871,687	-£12,877,524	-£13,436,321
60% LAR : 40% CIR	50%	-£8,737,238	-£11,826,017	-£12,982,023	-£13,048,985	-£13,216,393	-£14,220,839	-£14,778,864

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,469,532	£3,986,801	£2,869,324	£2,804,588	£2,642,747	£1,671,697	£1,132,225
60% LAR : 40% CIR	5%	£7,112,856	£2,777,562	£1,664,515	£1,600,035	£1,438,836	£471,640	-£65,691
60% LAR : 40% CIR	10%	£5,748,985	£1,560,851	£451,892	£387,651	£227,044	-£736,593	-£1,275,435
60% LAR : 40% CIR	15%	£4,377,987	£336,739	-£768,466	-£832,490	-£992,552	-£1,960,299	-£2,501,978
60% LAR : 40% CIR	20%	£2,999,934	-£894,701	-£1,998,025	-£2,062,825	-£2,224,825	-£3,196,822	-£3,736,821
60% LAR : 40% CIR	25%	£1,614,894	-£2,133,396	-£3,245,980	-£3,310,598	-£3,472,142	-£4,441,404	-£4,979,884
60% LAR : 40% CIR	30%	£222,940	-£3,388,908	-£4,501,557	-£4,566,011	-£4,727,148	-£5,693,963	-£6,231,082
60% LAR : 40% CIR	35%	-£1,175,860	-£4,654,510	-£5,764,680	-£5,828,990	-£5,989,765	-£6,954,416	-£7,490,334
60% LAR : 40% CIR	40%	-£2,581,435	-£5,927,255	-£7,035,270	-£7,099,455	-£7,259,916	-£8,233,138	-£8,792,869
60% LAR : 40% CIR	45%	-£3,994,202	-£7,207,070	-£8,327,914	-£8,394,969	-£8,562,608	-£9,568,445	-£10,127,242
60% LAR : 40% CIR	50%	-£5,428,159	-£8,516,938	-£9,672,944	-£9,739,907	-£9,907,314	-£10,911,760	-£11,469,786

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,381,177	£7,898,446	£6,780,969	£6,716,232	£6,554,392	£5,583,342	£5,043,869
60% LAR : 40% CIR	5%	£11,024,501	£6,689,207	£5,576,160	£5,511,680	£5,350,481	£4,383,285	£3,845,953
60% LAR : 40% CIR	10%	£9,660,629	£5,472,495	£4,363,537	£4,299,295	£4,138,689	£3,175,052	£2,636,210
60% LAR : 40% CIR	15%	£8,289,632	£4,248,383	£3,143,178	£3,079,154	£2,919,093	£1,951,346	£1,409,667
60% LAR : 40% CIR	20%	£6,911,579	£3,016,944	£1,913,619	£1,848,820	£1,686,819	£714,822	£174,824
60% LAR : 40% CIR	25%	£5,526,539	£1,778,249	£665,664	£601,047	£439,503	-£529,760	-£1,068,239
60% LAR : 40% CIR	30%	£4,134,585	£522,737	-£589,913	-£654,367	-£815,503	-£1,782,318	-£2,319,438
60% LAR : 40% CIR	35%	£2,735,784	-£742,865	-£1,853,035	-£1,917,345	-£2,078,120	-£3,042,771	-£3,578,689
60% LAR : 40% CIR	40%	£1,330,210	-£2,015,610	-£3,123,625	-£3,187,810	-£3,348,272	-£4,321,494	-£4,881,224
60% LAR : 40% CIR	45%	-£82,557	-£3,295,425	-£4,416,269	-£4,483,324	-£4,650,964	-£5,656,800	-£6,215,598
60% LAR : 40% CIR	50%	-£1,516,514	-£4,605,293	-£5,761,299	-£5,828,262	-£5,995,670	-£7,000,115	-£7,558,141

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats	
No Units	**75**
Site Area	**0.2 Ha**

Value Area	**Zone B - £1,200 psf**	
Sales value inflation		**Grow**
Build cost inflation		**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£18,213,899	£13,702,917	£12,585,441	£12,520,704	£12,358,862	£11,387,814	£10,848,341
60% LAR : 40% CIR	5%	£16,768,886	£12,406,754	£11,293,707	£11,229,227	£11,068,027	£10,100,831	£9,563,501
60% LAR : 40% CIR	10%	£15,316,678	£11,103,118	£9,994,160	£9,929,918	£9,769,312	£8,805,675	£8,270,321
60% LAR : 40% CIR	15%	£13,857,343	£9,792,082	£8,686,877	£8,622,853	£8,462,791	£7,502,422	£6,968,884
60% LAR : 40% CIR	20%	£12,390,953	£8,473,718	£7,371,935	£7,308,108	£7,148,543	£6,188,653	£5,648,654
60% LAR : 40% CIR	25%	£10,917,578	£7,148,100	£6,049,407	£5,985,761	£5,825,344	£4,856,082	£4,317,602
60% LAR : 40% CIR	30%	£9,437,286	£5,815,299	£4,707,938	£4,643,484	£4,482,348	£3,515,533	£2,978,414
60% LAR : 40% CIR	35%	£7,950,149	£4,466,996	£3,356,825	£3,292,516	£3,131,740	£2,167,089	£1,631,171
60% LAR : 40% CIR	40%	£6,456,238	£3,106,260	£1,998,245	£1,934,060	£1,773,599	£810,830	£275,959
60% LAR : 40% CIR	45%	£4,955,621	£1,738,455	£632,274	£568,197	£408,003	-£577,936	-£1,136,733
60% LAR : 40% CIR	50%	£3,443,674	£363,654	-£774,514	-£841,478	-£1,008,885	-£2,013,331	-£2,571,356

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,058,930	-£5,569,912	-£6,687,388	-£6,752,125	-£6,913,967	-£7,885,015	-£8,424,488
60% LAR : 40% CIR	5%	-£2,503,943	-£6,866,075	-£7,979,122	-£8,043,602	-£8,204,802	-£9,171,998	-£9,709,328
60% LAR : 40% CIR	10%	-£3,956,151	-£8,169,711	-£9,278,669	-£9,342,911	-£9,503,517	-£10,467,154	-£11,002,508
60% LAR : 40% CIR	15%	-£5,415,486	-£9,480,747	-£10,585,952	-£10,649,976	-£10,810,038	-£11,770,407	-£12,303,945
60% LAR : 40% CIR	20%	-£6,881,876	-£10,799,111	-£11,900,894	-£11,964,721	-£12,124,286	-£13,084,176	-£13,624,175
60% LAR : 40% CIR	25%	-£8,355,251	-£12,124,729	-£13,223,422	-£13,287,068	-£13,447,485	-£14,416,747	-£14,955,227
60% LAR : 40% CIR	30%	-£9,835,543	-£13,457,530	-£14,564,891	-£14,629,345	-£14,790,481	-£15,757,296	-£16,294,415
60% LAR : 40% CIR	35%	-£11,322,680	-£14,805,833	-£15,916,004	-£15,980,313	-£16,141,089	-£17,105,740	-£17,641,658
60% LAR : 40% CIR	40%	-£12,816,591	-£16,166,569	-£17,274,584	-£17,338,769	-£17,499,230	-£18,461,999	-£18,996,870
60% LAR : 40% CIR	45%	-£14,317,208	-£17,534,374	-£18,640,555	-£18,704,632	-£18,864,826	-£19,850,765	-£20,409,562
60% LAR : 40% CIR	50%	-£15,829,155	-£18,909,175	-£20,047,343	-£20,114,307	-£20,281,713	-£21,286,160	-£21,844,185

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,927,188	£2,416,206	£1,298,730	£1,233,993	£1,072,152	£101,103	-£438,369
60% LAR : 40% CIR	5%	£5,482,176	£1,120,044	£6,997	-£57,484	-£218,683	-£1,185,879	-£1,723,210
60% LAR : 40% CIR	10%	£4,029,967	-£183,592	-£1,292,550	-£1,356,792	-£1,517,398	-£2,481,035	-£3,016,389
60% LAR : 40% CIR	15%	£2,570,633	-£1,494,629	-£2,599,834	-£2,663,858	-£2,823,919	-£3,784,288	-£4,317,826
60% LAR : 40% CIR	20%	£1,104,243	-£2,812,992	-£3,914,776	-£3,978,603	-£4,138,168	-£5,098,058	-£5,638,056
60% LAR : 40% CIR	25%	-£369,133	-£4,138,611	-£5,237,304	-£5,300,950	-£5,461,366	-£6,430,629	-£6,969,108
60% LAR : 40% CIR	30%	-£1,849,424	-£5,471,411	-£6,578,773	-£6,643,227	-£6,804,362	-£7,771,178	-£8,308,297
60% LAR : 40% CIR	35%	-£3,336,561	-£6,819,715	-£7,929,886	-£7,994,195	-£8,154,970	-£9,119,622	-£9,655,540
60% LAR : 40% CIR	40%	-£4,830,473	-£8,180,451	-£9,288,466	-£9,352,650	-£9,513,111	-£10,475,880	-£11,010,752
60% LAR : 40% CIR	45%	-£6,331,090	-£9,548,256	-£10,654,437	-£10,718,514	-£10,878,708	-£11,864,646	-£12,423,444
60% LAR : 40% CIR	50%	-£7,843,037	-£10,923,057	-£12,061,224	-£12,128,188	-£12,295,595	-£13,300,041	-£13,858,066

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,236,267	£5,725,285	£4,607,809	£4,543,072	£4,381,231	£3,410,182	£2,870,710
60% LAR : 40% CIR	5%	£8,791,255	£4,429,123	£3,316,076	£3,251,595	£3,090,396	£2,123,200	£1,585,869
60% LAR : 40% CIR	10%	£7,339,046	£3,125,487	£2,016,528	£1,952,287	£1,791,681	£828,043	£292,689
60% LAR : 40% CIR	15%	£5,879,712	£1,814,450	£709,245	£645,221	£485,160	-£475,209	-£1,008,747
60% LAR : 40% CIR	20%	£4,413,321	£496,087	-£605,697	-£669,524	-£829,089	-£1,788,979	-£2,328,978
60% LAR : 40% CIR	25%	£2,939,946	-£829,532	-£1,928,225	-£1,991,871	-£2,152,287	-£3,121,550	-£3,660,029
60% LAR : 40% CIR	30%	£1,459,655	-£2,162,332	-£3,269,694	-£3,334,148	-£3,495,284	-£4,462,099	-£4,999,218
60% LAR : 40% CIR	35%	-£27,482	-£3,510,636	-£4,620,807	-£4,685,116	-£4,845,891	-£5,810,543	-£6,346,461
60% LAR : 40% CIR	40%	-£1,521,394	-£4,871,372	-£5,979,387	-£6,043,572	-£6,204,032	-£7,166,801	-£7,701,673
60% LAR : 40% CIR	45%	-£3,022,011	-£6,239,177	-£7,345,358	-£7,409,435	-£7,569,629	-£8,555,567	-£9,114,365
60% LAR : 40% CIR	50%	-£4,533,958	-£7,613,978	-£8,752,145	-£8,819,109	-£8,986,516	-£9,990,963	-£10,548,987

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,147,912	£9,636,930	£8,519,454	£8,454,717	£8,292,875	£7,321,827	£6,782,354
60% LAR : 40% CIR	5%	£12,702,900	£8,340,767	£7,227,720	£7,163,240	£7,002,040	£6,034,844	£5,497,514
60% LAR : 40% CIR	10%	£11,250,691	£7,037,131	£5,928,173	£5,863,932	£5,703,325	£4,739,688	£4,204,334
60% LAR : 40% CIR	15%	£9,791,356	£5,726,095	£4,620,890	£4,556,866	£4,396,804	£3,436,435	£2,902,897
60% LAR : 40% CIR	20%	£8,324,966	£4,407,732	£3,305,948	£3,242,121	£3,082,556	£2,122,666	£1,582,667
60% LAR : 40% CIR	25%	£6,851,591	£3,082,113	£1,983,420	£1,919,774	£1,759,357	£790,095	£251,615
60% LAR : 40% CIR	30%	£5,371,299	£1,749,313	£641,951	£577,497	£416,361	-£550,454	-£1,087,573
60% LAR : 40% CIR	35%	£3,884,162	£401,009	-£709,162	-£773,471	-£934,247	-£1,898,898	-£2,434,816
60% LAR : 40% CIR	40%	£2,390,251	-£959,727	-£2,067,742	-£2,131,927	-£2,292,388	-£3,255,156	-£3,790,028
60% LAR : 40% CIR	45%	£889,634	-£2,327,532	-£3,433,713	-£3,497,790	-£3,657,984	-£4,643,923	-£5,202,720
60% LAR : 40% CIR	50%	-£622,313	-£3,702,333	-£4,840,501	-£4,907,464	-£5,074,871	-£6,079,318	-£6,637,342

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats	
Value Area	**Zone B - £1,250 psf**

No Units	**75**
Site Area	**0.2 Ha**

Sales value inflation	**Grow**
Build cost inflation	**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£19,980,634	£15,441,401	£14,323,926	£14,259,189	£14,097,347	£13,126,297	£12,586,826
60% LAR : 40% CIR	5%	£18,447,285	£14,058,315	£12,945,268	£12,880,787	£12,719,588	£11,752,392	£11,215,061
60% LAR : 40% CIR	10%	£16,906,739	£12,667,754	£11,558,796	£11,494,554	£11,333,948	£10,370,311	£9,834,957
60% LAR : 40% CIR	15%	£15,359,068	£11,269,794	£10,164,590	£10,100,565	£9,940,503	£8,980,134	£8,446,596
60% LAR : 40% CIR	20%	£13,804,341	£9,864,506	£8,762,722	£8,698,896	£8,539,331	£7,581,941	£7,050,058
60% LAR : 40% CIR	25%	£12,242,628	£8,451,963	£7,353,270	£7,289,624	£7,130,507	£6,175,812	£5,637,456
60% LAR : 40% CIR	30%	£10,674,000	£7,032,238	£5,936,311	£5,872,825	£5,714,111	£4,747,396	£4,210,277
60% LAR : 40% CIR	35%	£9,098,527	£5,605,405	£4,500,699	£4,436,389	£4,275,613	£3,310,963	£2,775,045
60% LAR : 40% CIR	40%	£7,516,279	£4,162,143	£3,054,129	£2,989,944	£2,829,482	£1,866,713	£1,331,842
60% LAR : 40% CIR	45%	£5,927,325	£2,706,348	£1,600,167	£1,536,090	£1,375,895	£414,731	-£123,856
60% LAR : 40% CIR	50%	£4,331,737	£1,243,556	£138,892	£74,904	-£88,087	-£1,092,533	-£1,650,558

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£707,805	-£3,831,428	-£4,948,903	-£5,013,640	-£5,175,482	-£6,146,532	-£6,686,003
60% LAR : 40% CIR	5%	-£825,544	-£5,214,514	-£6,327,561	-£6,392,042	-£6,553,241	-£7,520,437	-£8,057,768
60% LAR : 40% CIR	10%	-£2,366,090	-£6,605,075	-£7,714,033	-£7,778,274	-£7,938,881	-£8,902,518	-£9,437,872
60% LAR : 40% CIR	15%	-£3,913,761	-£8,003,035	-£9,108,239	-£9,172,264	-£9,332,326	-£10,292,695	-£10,826,233
60% LAR : 40% CIR	20%	-£5,468,488	-£9,408,323	-£10,510,107	-£10,573,933	-£10,733,498	-£11,690,888	-£12,222,771
60% LAR : 40% CIR	25%	-£7,030,201	-£10,820,866	-£11,919,559	-£11,983,205	-£12,142,321	-£13,097,017	-£13,635,373
60% LAR : 40% CIR	30%	-£8,598,829	-£12,240,591	-£13,336,518	-£13,400,004	-£13,558,718	-£14,525,433	-£15,062,552
60% LAR : 40% CIR	35%	-£10,174,302	-£13,667,424	-£14,772,130	-£14,836,440	-£14,997,216	-£15,961,866	-£16,497,784
60% LAR : 40% CIR	40%	-£11,756,550	-£15,110,686	-£16,218,700	-£16,282,885	-£16,443,347	-£17,406,116	-£17,940,987
60% LAR : 40% CIR	45%	-£13,345,504	-£16,566,481	-£17,672,662	-£17,736,739	-£17,896,933	-£18,858,098	-£19,396,685
60% LAR : 40% CIR	50%	-£14,941,091	-£18,029,273	-£19,133,937	-£19,197,925	-£19,360,916	-£20,365,362	-£20,923,387

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,693,924	£4,154,691	£3,037,215	£2,972,478	£2,810,636	£1,839,587	£1,300,115
60% LAR : 40% CIR	5%	£7,160,574	£2,771,604	£1,658,557	£1,594,077	£1,432,877	£465,681	-£71,649
60% LAR : 40% CIR	10%	£5,620,029	£1,381,044	£272,086	£207,844	£47,238	-£916,399	-£1,451,753
60% LAR : 40% CIR	15%	£4,072,357	-£16,917	-£1,122,121	-£1,186,146	-£1,346,208	-£2,306,576	-£2,840,114
60% LAR : 40% CIR	20%	£2,517,630	-£1,422,205	-£2,523,989	-£2,587,814	-£2,747,379	-£3,704,769	-£4,236,653
60% LAR : 40% CIR	25%	£955,918	-£2,834,748	-£3,933,441	-£3,997,087	-£4,156,203	-£5,110,899	-£5,649,255
60% LAR : 40% CIR	30%	-£612,710	-£4,254,472	-£5,350,399	-£5,413,885	-£5,572,599	-£6,539,314	-£7,076,434
60% LAR : 40% CIR	35%	-£2,188,183	-£5,681,306	-£6,786,011	-£6,850,322	-£7,011,097	-£7,975,748	-£8,511,665
60% LAR : 40% CIR	40%	-£3,770,432	-£7,124,568	-£8,232,582	-£8,296,766	-£8,457,228	-£9,419,997	-£9,954,869
60% LAR : 40% CIR	45%	-£5,359,386	-£8,580,363	-£9,686,543	-£9,750,621	-£9,910,815	-£10,871,979	-£11,410,567
60% LAR : 40% CIR	50%	-£6,954,973	-£10,043,154	-£11,147,818	-£11,211,807	-£11,374,798	-£12,379,243	-£12,937,269

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,003,003	£7,463,770	£6,346,294	£6,281,557	£6,119,715	£5,148,666	£4,609,194
60% LAR : 40% CIR	5%	£10,469,653	£6,080,683	£4,967,636	£4,903,156	£4,741,956	£3,774,760	£3,237,430
60% LAR : 40% CIR	10%	£8,929,108	£4,690,123	£3,581,165	£3,516,923	£3,356,317	£2,392,680	£1,857,326
60% LAR : 40% CIR	15%	£7,381,436	£3,292,162	£2,186,958	£2,122,933	£1,962,871	£1,002,502	£468,964
60% LAR : 40% CIR	20%	£5,826,709	£1,886,874	£785,090	£721,265	£561,700	-£395,690	-£927,574
60% LAR : 40% CIR	25%	£4,264,997	£474,331	-£624,362	-£688,008	-£847,124	-£1,801,820	-£2,340,176
60% LAR : 40% CIR	30%	£2,696,368	-£945,393	-£2,041,321	-£2,104,806	-£2,263,520	-£3,230,235	-£3,767,355
60% LAR : 40% CIR	35%	£1,120,895	-£2,372,227	-£3,476,932	-£3,541,243	-£3,702,018	-£4,666,669	-£5,202,586
60% LAR : 40% CIR	40%	-£461,353	-£3,815,489	-£4,923,503	-£4,987,688	-£5,148,149	-£6,110,918	-£6,645,790
60% LAR : 40% CIR	45%	-£2,050,307	-£5,271,284	-£6,377,464	-£6,441,542	-£6,601,736	-£7,562,901	-£8,101,488
60% LAR : 40% CIR	50%	-£3,645,894	-£6,734,075	-£7,838,739	-£7,902,728	-£8,065,719	-£9,070,164	-£9,628,190

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,914,647	£11,375,414	£10,257,939	£10,193,202	£10,031,360	£9,060,311	£8,520,839
60% LAR : 40% CIR	5%	£14,381,298	£9,992,328	£8,879,281	£8,814,801	£8,653,601	£7,686,405	£7,149,074
60% LAR : 40% CIR	10%	£12,840,752	£8,601,767	£7,492,809	£7,428,568	£7,267,961	£6,304,324	£5,768,970
60% LAR : 40% CIR	15%	£11,293,081	£7,203,807	£6,098,603	£6,034,578	£5,874,516	£4,914,147	£4,380,609
60% LAR : 40% CIR	20%	£9,738,354	£5,798,519	£4,696,735	£4,632,909	£4,473,344	£3,515,954	£2,984,071
60% LAR : 40% CIR	25%	£8,176,642	£4,385,976	£3,287,283	£3,223,637	£3,064,521	£2,109,825	£1,571,469
60% LAR : 40% CIR	30%	£6,608,013	£2,966,251	£1,870,324	£1,806,839	£1,648,124	£681,409	£144,290
60% LAR : 40% CIR	35%	£5,032,540	£1,539,418	£434,712	£370,402	£209,626	-£755,024	-£1,290,942
60% LAR : 40% CIR	40%	£3,450,292	£96,156	-£1,011,858	-£1,076,043	-£1,236,505	-£2,199,273	-£2,734,145
60% LAR : 40% CIR	45%	£1,861,338	-£1,359,639	-£2,465,819	-£2,529,897	-£2,690,091	-£3,651,256	-£4,189,843
60% LAR : 40% CIR	50%	£265,751	-£2,822,430	-£3,927,094	-£3,991,083	-£4,154,074	-£5,158,519	-£5,716,545

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats	
No Units	75
Site Area	0.2 Ha

Value Area	Zone B - £1,300 psf	
Sales value inflation		Grow
Build cost inflation		Grow
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£21,747,369	£17,179,886	£16,062,410	£15,997,673	£15,835,832	£14,864,782	£14,325,311
60% LAR : 40% CIR	5%	£20,125,683	£15,709,875	£14,596,827	£14,532,348	£14,371,148	£13,403,952	£12,866,622
60% LAR : 40% CIR	10%	£18,496,801	£14,232,390	£13,123,432	£13,059,191	£12,898,584	£11,934,947	£11,399,593
60% LAR : 40% CIR	15%	£16,860,792	£12,747,505	£11,642,301	£11,578,276	£11,418,215	£10,457,846	£9,924,308
60% LAR : 40% CIR	20%	£15,217,729	£11,255,293	£10,153,509	£10,089,684	£9,930,119	£8,972,728	£8,440,845
60% LAR : 40% CIR	25%	£13,567,679	£9,755,827	£8,657,134	£8,593,487	£8,434,372	£7,479,676	£6,949,288
60% LAR : 40% CIR	30%	£11,910,715	£8,249,178	£7,153,250	£7,089,764	£6,931,050	£5,978,765	£5,442,141
60% LAR : 40% CIR	35%	£10,246,905	£6,735,420	£5,641,935	£5,578,590	£5,419,487	£4,454,836	£3,918,918
60% LAR : 40% CIR	40%	£8,576,320	£5,214,626	£4,110,012	£4,045,827	£3,885,365	£2,922,596	£2,387,725
60% LAR : 40% CIR	45%	£6,899,029	£3,674,240	£2,568,060	£2,503,982	£2,343,788	£1,382,624	£848,644
60% LAR : 40% CIR	50%	£5,215,105	£2,123,459	£1,018,795	£954,806	£794,834	-£171,735	-£729,761

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,474,540	-£2,092,943	-£3,210,419	-£3,275,156	-£3,436,997	-£4,408,047	-£4,947,518
60% LAR : 40% CIR	5%	£852,854	-£3,562,954	-£4,676,002	-£4,740,481	-£4,901,681	-£5,868,877	-£6,406,207
60% LAR : 40% CIR	10%	-£776,028	-£5,040,439	-£6,149,397	-£6,213,638	-£6,374,245	-£7,337,882	-£7,873,236
60% LAR : 40% CIR	15%	-£2,412,037	-£6,525,324	-£7,630,528	-£7,694,552	-£7,854,614	-£8,814,983	-£9,348,521
60% LAR : 40% CIR	20%	-£4,055,100	-£8,017,536	-£9,119,320	-£9,183,145	-£9,342,710	-£10,300,100	-£10,831,984
60% LAR : 40% CIR	25%	-£5,705,150	-£9,517,002	-£10,615,695	-£10,679,342	-£10,838,457	-£11,793,153	-£12,323,540
60% LAR : 40% CIR	30%	-£7,362,114	-£11,023,651	-£12,119,579	-£12,183,065	-£12,341,779	-£13,294,064	-£13,830,688
60% LAR : 40% CIR	35%	-£9,025,924	-£12,537,409	-£13,630,894	-£13,694,239	-£13,853,342	-£14,817,993	-£15,353,911
60% LAR : 40% CIR	40%	-£10,696,509	-£14,058,203	-£15,162,817	-£15,227,002	-£15,387,464	-£16,350,233	-£16,885,104
60% LAR : 40% CIR	45%	-£12,373,800	-£15,598,589	-£16,704,769	-£16,768,847	-£16,929,041	-£17,890,205	-£18,424,185
60% LAR : 40% CIR	50%	-£14,057,724	-£17,149,370	-£18,254,034	-£18,318,023	-£18,477,995	-£19,444,564	-£20,002,590

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,460,658	£5,893,176	£4,775,700	£4,710,963	£4,549,121	£3,578,072	£3,038,600
60% LAR : 40% CIR	5%	£8,838,973	£4,423,165	£3,310,117	£3,245,637	£3,084,438	£2,117,242	£1,579,911
60% LAR : 40% CIR	10%	£7,210,090	£2,945,680	£1,836,722	£1,772,480	£1,611,874	£648,237	£112,883
60% LAR : 40% CIR	15%	£5,574,082	£1,460,795	£355,591	£291,566	£131,504	-£828,865	-£1,362,403
60% LAR : 40% CIR	20%	£3,931,019	-£31,417	-£1,133,201	-£1,197,027	-£1,356,592	-£2,313,982	-£2,845,865
60% LAR : 40% CIR	25%	£2,280,969	-£1,530,884	-£2,629,577	-£2,693,224	-£2,852,339	-£3,807,035	-£4,337,422
60% LAR : 40% CIR	30%	£624,004	-£3,037,533	-£4,133,461	-£4,196,946	-£4,355,661	-£5,307,945	-£5,844,569
60% LAR : 40% CIR	35%	-£1,039,806	-£4,551,290	-£5,644,776	-£5,708,120	-£5,867,223	-£6,831,875	-£7,367,792
60% LAR : 40% CIR	40%	-£2,710,391	-£6,072,084	-£7,176,699	-£7,240,884	-£7,401,345	-£8,364,114	-£8,898,986
60% LAR : 40% CIR	45%	-£4,387,681	-£7,612,470	-£8,718,650	-£8,782,728	-£8,942,922	-£9,904,087	-£10,438,067
60% LAR : 40% CIR	50%	-£6,071,606	-£9,163,251	-£10,267,916	-£10,331,904	-£10,491,877	-£11,458,446	-£12,016,472

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,769,737	£9,202,254	£8,084,779	£8,020,042	£7,858,200	£6,887,151	£6,347,679
60% LAR : 40% CIR	5%	£12,148,052	£7,732,243	£6,619,196	£6,554,716	£6,393,517	£5,426,321	£4,888,990
60% LAR : 40% CIR	10%	£10,519,169	£6,254,759	£5,145,801	£5,081,559	£4,920,953	£3,957,316	£3,421,962
60% LAR : 40% CIR	15%	£8,883,161	£4,769,874	£3,664,670	£3,600,645	£3,440,583	£2,480,214	£1,946,676
60% LAR : 40% CIR	20%	£7,240,098	£3,277,662	£2,175,878	£2,112,052	£1,952,487	£995,097	£463,214
60% LAR : 40% CIR	25%	£5,590,048	£1,778,195	£679,502	£615,855	£456,740	-£497,956	-£1,028,343
60% LAR : 40% CIR	30%	£3,933,083	£271,546	-£824,382	-£887,867	-£1,046,582	-£1,998,866	-£2,535,490
60% LAR : 40% CIR	35%	£2,269,273	-£1,242,211	-£2,335,697	-£2,399,041	-£2,558,144	-£3,522,796	-£4,058,713
60% LAR : 40% CIR	40%	£598,688	-£2,763,005	-£3,867,620	-£3,931,805	-£4,092,267	-£5,055,035	-£5,589,907
60% LAR : 40% CIR	45%	-£1,078,603	-£4,303,391	-£5,409,571	-£5,473,649	-£5,633,843	-£6,595,008	-£7,128,988
60% LAR : 40% CIR	50%	-£2,762,527	-£5,854,173	-£6,958,837	-£7,022,825	-£7,182,798	-£8,149,367	-£8,707,393

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,681,382	£13,113,899	£11,996,424	£11,931,687	£11,769,845	£10,798,795	£10,259,324
60% LAR : 40% CIR	5%	£16,059,696	£11,643,888	£10,530,840	£10,466,361	£10,305,161	£9,337,965	£8,800,635
60% LAR : 40% CIR	10%	£14,430,814	£10,166,404	£9,057,445	£8,993,204	£8,832,598	£7,868,960	£7,333,606
60% LAR : 40% CIR	15%	£12,794,805	£8,681,519	£7,576,315	£7,512,290	£7,352,228	£6,391,859	£5,858,321
60% LAR : 40% CIR	20%	£11,151,743	£7,189,306	£6,087,523	£6,023,697	£5,864,132	£4,906,742	£4,374,859
60% LAR : 40% CIR	25%	£9,501,692	£5,689,840	£4,591,147	£4,527,500	£4,368,385	£3,413,689	£2,883,302
60% LAR : 40% CIR	30%	£7,844,728	£4,183,191	£3,087,263	£3,023,777	£2,865,063	£1,912,778	£1,376,154
60% LAR : 40% CIR	35%	£6,180,918	£2,669,433	£1,575,948	£1,512,604	£1,353,501	£388,849	-£147,069
60% LAR : 40% CIR	40%	£4,510,333	£1,148,639	£44,025	-£20,160	-£180,622	-£1,143,390	-£1,678,262
60% LAR : 40% CIR	45%	£2,833,042	-£391,746	-£1,497,927	-£1,562,004	-£1,722,199	-£2,683,363	-£3,217,343
60% LAR : 40% CIR	50%	£1,149,118	-£1,942,528	-£3,047,192	-£3,111,181	-£3,271,153	-£4,237,722	-£4,795,748

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		**Value Area**	**Zone B - £900 psf**

No Units	**135**	**Sales value inflation**	**Grow**
Site Area	**1.04 Ha**	**Build cost inflation**	**Grow**
		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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,695,229	£2,639,071	£500,504	£375,449	£62,809	-£1,840,693	-£2,898,727
60% LAR : 40% CIR	5%	£9,031,035	£1,232,938	-£929,036	-£1,055,511	-£1,371,693	-£3,268,795	-£4,322,740
60% LAR : 40% CIR	10%	£7,352,900	-£208,792	-£2,381,788	-£2,507,809	-£2,822,862	-£4,713,181	-£5,763,357
60% LAR : 40% CIR	15%	£5,660,958	-£1,684,103	-£3,849,964	-£3,975,571	-£4,289,589	-£6,173,697	-£7,220,424
60% LAR : 40% CIR	20%	£3,955,338	-£3,174,040	-£5,333,419	-£5,458,649	-£5,771,727	-£7,650,190	-£8,693,780
60% LAR : 40% CIR	25%	£2,236,174	-£4,678,462	-£6,832,005	-£6,956,897	-£7,269,128	-£9,142,505	-£10,183,271
60% LAR : 40% CIR	30%	£500,847	-£6,197,230	-£8,345,576	-£8,470,166	-£8,781,641	-£10,650,490	-£11,688,739
60% LAR : 40% CIR	35%	-£1,288,953	-£7,730,202	-£9,873,985	-£9,998,310	-£10,309,120	-£12,173,989	-£13,210,027
60% LAR : 40% CIR	40%	-£3,099,949	-£9,277,237	-£11,417,083	-£11,541,179	-£11,851,417	-£13,712,851	-£14,746,980
60% LAR : 40% CIR	45%	-£4,924,364	-£10,838,194	-£12,974,725	-£13,098,627	-£13,408,383	-£15,266,919	-£16,299,439
60% LAR : 40% CIR	50%	-£6,762,062	-£12,412,933	-£14,546,763	-£14,670,508	-£14,979,870	-£16,836,041	-£17,867,248

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£90,709,502	-£98,765,659	-£100,904,227	-£101,029,282	-£101,341,922	-£103,245,424	-£104,303,458
60% LAR : 40% CIR	5%	-£92,373,696	-£100,171,793	-£102,333,767	-£102,460,241	-£102,776,424	-£104,673,526	-£105,727,471
60% LAR : 40% CIR	10%	-£94,051,830	-£101,613,523	-£103,786,519	-£103,912,540	-£104,227,593	-£106,117,912	-£107,168,088
60% LAR : 40% CIR	15%	-£95,743,773	-£103,088,834	-£105,254,694	-£105,380,302	-£105,694,320	-£107,578,428	-£108,625,154
60% LAR : 40% CIR	20%	-£97,449,393	-£104,578,771	-£106,738,149	-£106,863,380	-£107,176,458	-£109,054,921	-£110,098,511
60% LAR : 40% CIR	25%	-£99,168,557	-£106,083,193	-£108,236,736	-£108,361,628	-£108,673,858	-£110,547,236	-£111,588,002
60% LAR : 40% CIR	30%	-£100,903,884	-£107,601,961	-£109,750,307	-£109,874,897	-£110,186,371	-£112,055,221	-£113,093,470
60% LAR : 40% CIR	35%	-£102,693,684	-£109,134,932	-£111,278,716	-£111,403,040	-£111,713,851	-£113,578,720	-£114,614,758
60% LAR : 40% CIR	40%	-£104,504,679	-£110,681,967	-£112,821,814	-£112,945,910	-£113,256,148	-£115,117,581	-£116,151,710
60% LAR : 40% CIR	45%	-£106,329,095	-£112,242,925	-£114,379,456	-£114,503,358	-£114,813,114	-£116,671,650	-£117,704,170
60% LAR : 40% CIR	50%	-£108,166,793	-£113,817,664	-£115,951,494	-£116,075,239	-£116,384,600	-£118,240,772	-£119,271,979

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, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£48,690,233	-£56,746,390	-£58,884,957	-£59,010,012	-£59,322,653	-£61,226,154	-£62,284,189
60% LAR : 40% CIR	5%	-£50,354,427	-£58,152,524	-£60,314,498	-£60,440,972	-£60,757,155	-£62,654,256	-£63,708,202
60% LAR : 40% CIR	10%	-£52,032,561	-£59,594,254	-£61,767,250	-£61,893,270	-£62,208,323	-£64,098,642	-£65,148,819
60% LAR : 40% CIR	15%	-£53,724,503	-£61,069,565	-£63,235,425	-£63,361,033	-£63,675,051	-£65,559,159	-£66,605,885
60% LAR : 40% CIR	20%	-£55,430,123	-£62,559,502	-£64,718,880	-£64,844,111	-£65,157,189	-£67,035,652	-£68,079,242
60% LAR : 40% CIR	25%	-£57,149,288	-£64,063,924	-£66,217,467	-£66,342,359	-£66,654,589	-£68,527,966	-£69,568,733
60% LAR : 40% CIR	30%	-£58,884,615	-£65,582,692	-£67,731,038	-£67,855,628	-£68,167,102	-£70,035,952	-£71,074,201
60% LAR : 40% CIR	35%	-£60,674,414	-£67,115,663	-£69,259,447	-£69,383,771	-£69,694,582	-£71,559,451	-£72,595,489
60% LAR : 40% CIR	40%	-£62,485,410	-£68,662,698	-£70,802,545	-£70,926,641	-£71,236,879	-£73,098,312	-£74,132,441
60% LAR : 40% CIR	45%	-£64,309,826	-£70,223,655	-£72,360,186	-£72,484,089	-£72,793,845	-£74,652,381	-£75,684,901
60% LAR : 40% CIR	50%	-£66,147,524	-£71,798,395	-£73,932,224	-£74,055,970	-£74,365,331	-£76,221,503	-£77,252,710

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£31,279,387	-£39,335,544	-£41,474,111	-£41,599,166	-£41,911,807	-£43,815,308	-£44,873,343
60% LAR : 40% CIR	5%	-£32,943,581	-£40,741,678	-£42,903,652	-£43,030,126	-£43,346,309	-£45,243,410	-£46,297,356
60% LAR : 40% CIR	10%	-£34,621,715	-£42,183,408	-£44,356,403	-£44,482,424	-£44,797,477	-£46,687,796	-£47,737,973
60% LAR : 40% CIR	15%	-£36,313,657	-£43,658,719	-£45,824,579	-£45,950,187	-£46,264,205	-£48,148,313	-£49,195,039
60% LAR : 40% CIR	20%	-£38,019,277	-£45,148,655	-£47,308,034	-£47,433,265	-£47,746,343	-£49,624,805	-£50,668,396
60% LAR : 40% CIR	25%	-£39,738,442	-£46,653,078	-£48,806,620	-£48,931,513	-£49,243,743	-£51,117,120	-£52,157,887
60% LAR : 40% CIR	30%	-£41,473,768	-£48,171,846	-£50,320,192	-£50,444,782	-£50,756,256	-£52,625,105	-£53,663,355
60% LAR : 40% CIR	35%	-£43,263,568	-£49,704,817	-£51,848,601	-£51,972,925	-£52,283,736	-£54,148,605	-£55,184,642
60% LAR : 40% CIR	40%	-£45,074,564	-£51,251,852	-£53,391,699	-£53,515,794	-£53,826,033	-£55,687,466	-£56,721,595
60% LAR : 40% CIR	45%	-£46,898,980	-£52,812,809	-£54,949,340	-£55,073,243	-£55,382,999	-£57,241,535	-£58,274,055
60% LAR : 40% CIR	50%	-£48,736,678	-£54,387,549	-£56,521,378	-£56,645,124	-£56,954,485	-£58,810,657	-£59,841,864

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,698,118	-£18,754,275	-£20,892,842	-£21,017,897	-£21,330,537	-£23,234,039	-£24,292,073
60% LAR : 40% CIR	5%	-£12,362,312	-£20,160,409	-£22,322,383	-£22,448,857	-£22,765,039	-£24,662,141	-£25,716,086
60% LAR : 40% CIR	10%	-£14,040,446	-£21,602,139	-£23,775,134	-£23,901,155	-£24,216,208	-£26,106,527	-£27,156,704
60% LAR : 40% CIR	15%	-£15,732,388	-£23,077,450	-£25,243,310	-£25,368,917	-£25,682,936	-£27,567,044	-£28,613,770
60% LAR : 40% CIR	20%	-£17,438,008	-£24,567,386	-£26,726,765	-£26,851,996	-£27,165,073	-£29,043,536	-£30,087,126
60% LAR : 40% CIR	25%	-£19,157,172	-£26,071,809	-£28,225,351	-£28,350,243	-£28,662,474	-£30,535,851	-£31,576,617
60% LAR : 40% CIR	30%	-£20,892,499	-£27,590,576	-£29,738,922	-£29,863,512	-£30,174,987	-£32,043,836	-£33,082,085
60% LAR : 40% CIR	35%	-£22,682,299	-£29,123,548	-£31,267,331	-£31,391,656	-£31,702,466	-£33,567,335	-£34,603,373
60% LAR : 40% CIR	40%	-£24,493,295	-£30,670,583	-£32,810,429	-£32,934,525	-£33,244,763	-£35,106,197	-£36,140,326
60% LAR : 40% CIR	45%	-£26,317,710	-£32,231,540	-£34,368,071	-£34,491,973	-£34,801,730	-£36,660,266	-£37,692,785
60% LAR : 40% CIR	50%	-£28,155,408	-£33,806,279	-£35,940,109	-£36,063,854	-£36,373,216	-£38,229,387	-£39,260,594

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		**Value Area**	**Zone B - £950 psf**

No Units	**135**
Site Area	**1.04 Ha**

Sales value inflation		**Grow**
Build cost inflation		**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£13,931,699	£5,823,789	£3,699,855	£3,576,679	£3,268,737	£1,419,031	£376,899
60% LAR : 40% CIR	5%	£12,105,681	£4,260,038	£2,144,307	£2,021,608	£1,714,856	-£151,486	-£1,205,432
60% LAR : 40% CIR	10%	£10,265,724	£2,681,823	£562,864	£438,736	£128,418	-£1,759,941	-£2,810,119
60% LAR : 40% CIR	15%	£8,411,957	£1,088,459	-£1,060,793	-£1,186,401	-£1,500,418	-£3,384,526	-£4,431,253
60% LAR : 40% CIR	20%	£6,544,514	-£548,938	-£2,708,317	-£2,833,548	-£3,146,625	-£5,025,088	-£6,068,679
60% LAR : 40% CIR	25%	£4,663,526	-£2,217,429	-£4,370,973	-£4,495,865	-£4,808,094	-£6,681,473	-£7,722,238
60% LAR : 40% CIR	30%	£2,769,124	-£3,900,266	-£6,048,613	-£6,173,203	-£6,484,677	-£8,353,525	-£9,391,775
60% LAR : 40% CIR	35%	£861,440	-£5,597,307	-£7,741,089	-£7,865,415	-£8,176,225	-£10,041,094	-£11,077,132
60% LAR : 40% CIR	40%	-£1,099,129	-£7,308,410	-£9,448,257	-£9,572,352	-£9,882,592	-£11,744,024	-£12,778,153
60% LAR : 40% CIR	45%	-£3,090,279	-£9,033,437	-£11,169,968	-£11,293,870	-£11,603,626	-£13,462,161	-£14,494,681
60% LAR : 40% CIR	50%	-£5,094,712	-£10,772,245	-£12,906,074	-£13,029,819	-£13,339,181	-£15,195,353	-£16,226,560

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£87,473,032	-£95,580,942	-£97,704,876	-£97,828,052	-£98,135,994	-£99,985,699	-£101,027,831
60% LAR : 40% CIR	5%	-£89,299,050	-£97,144,693	-£99,260,423	-£99,383,123	-£99,689,874	-£101,556,217	-£102,610,163
60% LAR : 40% CIR	10%	-£91,139,007	-£98,722,908	-£100,841,867	-£100,965,995	-£101,276,313	-£103,164,672	-£104,214,850
60% LAR : 40% CIR	15%	-£92,992,774	-£100,316,272	-£102,465,524	-£102,591,132	-£102,905,149	-£104,789,257	-£105,835,984
60% LAR : 40% CIR	20%	-£94,860,217	-£101,953,669	-£104,113,048	-£104,238,279	-£104,551,356	-£106,429,819	-£107,473,409
60% LAR : 40% CIR	25%	-£96,741,205	-£103,622,160	-£105,775,704	-£105,900,596	-£106,212,825	-£108,086,204	-£109,126,969
60% LAR : 40% CIR	30%	-£98,635,607	-£105,304,997	-£107,453,343	-£107,577,934	-£107,889,408	-£109,758,256	-£110,796,505
60% LAR : 40% CIR	35%	-£100,543,290	-£107,002,037	-£109,145,820	-£109,270,145	-£109,580,956	-£111,445,825	-£112,481,863
60% LAR : 40% CIR	40%	-£102,503,860	-£108,713,141	-£110,852,988	-£110,977,083	-£111,287,323	-£113,148,755	-£114,182,884
60% LAR : 40% CIR	45%	-£104,495,010	-£110,438,168	-£112,574,699	-£112,698,601	-£113,008,357	-£114,866,892	-£115,899,412
60% LAR : 40% CIR	50%	-£106,499,443	-£112,176,976	-£114,310,805	-£114,434,550	-£114,743,912	-£116,600,084	-£117,631,291

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£45,453,763	-£53,561,673	-£55,685,607	-£55,808,782	-£56,116,724	-£57,966,430	-£59,008,562
60% LAR : 40% CIR	5%	-£47,279,780	-£55,125,424	-£57,241,154	-£57,363,854	-£57,670,605	-£59,536,948	-£60,590,894
60% LAR : 40% CIR	10%	-£49,119,738	-£56,703,639	-£58,822,598	-£58,946,725	-£59,257,044	-£61,145,403	-£62,195,580
60% LAR : 40% CIR	15%	-£50,973,505	-£58,297,002	-£60,446,255	-£60,571,863	-£60,885,880	-£62,769,988	-£63,816,715
60% LAR : 40% CIR	20%	-£52,840,948	-£59,934,400	-£62,093,778	-£62,219,009	-£62,532,087	-£64,410,550	-£65,454,140
60% LAR : 40% CIR	25%	-£54,721,935	-£61,602,891	-£63,756,434	-£63,881,327	-£64,193,556	-£66,066,934	-£67,107,700
60% LAR : 40% CIR	30%	-£56,616,337	-£63,285,727	-£65,434,074	-£65,558,664	-£65,870,139	-£67,738,987	-£68,777,236
60% LAR : 40% CIR	35%	-£58,524,021	-£64,982,768	-£67,126,551	-£67,250,876	-£67,561,687	-£69,426,556	-£70,462,594
60% LAR : 40% CIR	40%	-£60,484,591	-£66,693,872	-£68,833,718	-£68,957,814	-£69,268,053	-£71,129,486	-£72,163,615
60% LAR : 40% CIR	45%	-£62,475,741	-£68,418,898	-£70,555,429	-£70,679,332	-£70,989,088	-£72,847,623	-£73,880,143
60% LAR : 40% CIR	50%	-£64,480,174	-£70,157,706	-£72,291,536	-£72,415,280	-£72,724,643	-£74,580,814	-£75,612,021

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£28,042,917	-£36,150,827	-£38,274,761	-£38,397,936	-£38,705,878	-£40,555,584	-£41,597,716
60% LAR : 40% CIR	5%	-£29,868,934	-£37,714,578	-£39,830,308	-£39,953,008	-£40,259,759	-£42,126,102	-£43,180,047
60% LAR : 40% CIR	10%	-£31,708,892	-£39,292,793	-£41,411,752	-£41,535,879	-£41,846,198	-£43,734,557	-£44,784,734
60% LAR : 40% CIR	15%	-£33,562,658	-£40,886,156	-£43,035,409	-£43,161,017	-£43,475,034	-£45,359,142	-£46,405,869
60% LAR : 40% CIR	20%	-£35,430,102	-£42,523,554	-£44,682,932	-£44,808,163	-£45,121,241	-£46,999,704	-£48,043,294
60% LAR : 40% CIR	25%	-£37,311,089	-£44,192,045	-£46,345,588	-£46,470,480	-£46,782,710	-£48,656,088	-£49,696,853
60% LAR : 40% CIR	30%	-£39,205,491	-£45,874,881	-£48,023,228	-£48,147,818	-£48,459,293	-£50,328,141	-£51,366,390
60% LAR : 40% CIR	35%	-£41,113,175	-£47,571,922	-£49,715,705	-£49,840,030	-£50,150,841	-£52,015,710	-£53,051,747
60% LAR : 40% CIR	40%	-£43,073,745	-£49,283,025	-£51,422,872	-£51,546,968	-£51,857,207	-£53,718,640	-£54,752,768
60% LAR : 40% CIR	45%	-£45,064,895	-£51,008,052	-£53,144,583	-£53,268,486	-£53,578,242	-£55,436,777	-£56,469,297
60% LAR : 40% CIR	50%	-£47,069,328	-£52,746,860	-£54,880,690	-£55,004,434	-£55,313,797	-£57,169,968	-£58,201,175

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,461,648	-£15,569,557	-£17,693,492	-£17,816,667	-£18,124,609	-£19,974,315	-£21,016,447
60% LAR : 40% CIR	5%	-£9,287,665	-£17,133,308	-£19,249,039	-£19,371,739	-£19,678,490	-£21,544,833	-£22,598,778
60% LAR : 40% CIR	10%	-£11,127,623	-£18,711,523	-£20,830,482	-£20,954,610	-£21,264,929	-£23,153,287	-£24,203,465
60% LAR : 40% CIR	15%	-£12,981,389	-£20,304,887	-£22,454,140	-£22,579,747	-£22,893,764	-£24,777,872	-£25,824,600
60% LAR : 40% CIR	20%	-£14,848,832	-£21,942,285	-£24,101,663	-£24,226,894	-£24,539,972	-£26,418,435	-£27,462,025
60% LAR : 40% CIR	25%	-£16,729,820	-£23,610,775	-£25,764,319	-£25,889,211	-£26,201,441	-£28,074,819	-£29,115,584
60% LAR : 40% CIR	30%	-£18,624,222	-£25,293,612	-£27,441,959	-£27,566,549	-£27,878,023	-£29,746,872	-£30,785,121
60% LAR : 40% CIR	35%	-£20,531,906	-£26,990,653	-£29,134,435	-£29,258,761	-£29,569,571	-£31,434,440	-£32,470,478
60% LAR : 40% CIR	40%	-£22,492,476	-£28,701,756	-£30,841,603	-£30,965,699	-£31,275,938	-£33,137,370	-£34,171,499
60% LAR : 40% CIR	45%	-£24,483,625	-£30,426,783	-£32,563,314	-£32,687,216	-£32,996,973	-£34,855,508	-£35,888,027
60% LAR : 40% CIR	50%	-£26,488,059	-£32,165,591	-£34,299,421	-£34,423,165	-£34,732,527	-£36,588,699	-£37,619,906

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		**Value Area**	**Zone B - £1,000 psf**
No Units	**135**	**Sales value inflation**	**Grow**
Site Area	**1.04 Ha**	**Build cost inflation**	**Grow**
		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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£17,167,420	£9,008,507	£6,884,573	£6,761,396	£6,453,456	£4,605,809	£3,579,338
60% LAR : 40% CIR	5%	£15,180,327	£7,285,519	£5,169,790	£5,047,089	£4,740,338	£2,899,831	£1,877,327
60% LAR : 40% CIR	10%	£13,178,546	£5,548,068	£3,439,898	£3,317,637	£3,011,982	£1,175,364	£140,970
60% LAR : 40% CIR	15%	£11,162,956	£3,796,290	£1,695,041	£1,573,182	£1,268,531	-£595,356	-£1,642,082
60% LAR : 40% CIR	20%	£9,133,689	£2,030,323	-£83,215	-£208,446	-£521,524	-£2,399,987	-£3,443,577
60% LAR : 40% CIR	25%	£7,090,878	£239,942	-£1,909,940	-£2,034,832	-£2,347,061	-£4,220,440	-£5,261,205
60% LAR : 40% CIR	30%	£5,034,653	-£1,603,302	-£3,751,649	-£3,876,238	-£4,187,714	-£6,056,562	-£7,094,811
60% LAR : 40% CIR	35%	£2,965,146	-£3,464,412	-£5,608,194	-£5,732,520	-£6,043,330	-£7,908,199	-£8,944,237
60% LAR : 40% CIR	40%	£882,488	-£5,339,585	-£7,479,430	-£7,603,526	-£7,913,765	-£9,775,198	-£10,809,328
60% LAR : 40% CIR	45%	-£1,256,194	-£7,228,680	-£9,365,210	-£9,489,112	-£9,798,868	-£11,657,405	-£12,689,924
60% LAR : 40% CIR	50%	-£3,427,363	-£9,131,556	-£11,265,386	-£11,389,130	-£11,698,493	-£13,554,665	-£14,585,871

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£84,237,311	-£92,396,223	-£94,520,158	-£94,643,334	-£94,951,275	-£96,798,922	-£97,825,392
60% LAR : 40% CIR	5%	-£86,224,404	-£94,119,212	-£96,234,941	-£96,357,642	-£96,664,393	-£98,504,900	-£99,527,403
60% LAR : 40% CIR	10%	-£88,226,185	-£95,856,662	-£97,964,833	-£98,087,094	-£98,392,748	-£100,229,367	-£101,263,761
60% LAR : 40% CIR	15%	-£90,241,775	-£97,608,440	-£99,709,690	-£99,831,549	-£100,136,200	-£102,000,087	-£103,046,813
60% LAR : 40% CIR	20%	-£92,271,041	-£99,374,408	-£101,487,946	-£101,613,177	-£101,926,255	-£103,804,718	-£104,848,308
60% LAR : 40% CIR	25%	-£94,313,853	-£101,164,789	-£103,314,671	-£103,439,563	-£103,751,792	-£105,625,170	-£106,665,936
60% LAR : 40% CIR	30%	-£96,370,078	-£103,008,033	-£105,156,380	-£105,280,969	-£105,592,444	-£107,461,293	-£108,499,542
60% LAR : 40% CIR	35%	-£98,439,585	-£104,869,142	-£107,012,925	-£107,137,250	-£107,448,061	-£109,312,930	-£110,348,968
60% LAR : 40% CIR	40%	-£100,522,243	-£106,744,315	-£108,884,161	-£109,008,257	-£109,318,496	-£111,179,928	-£112,214,058
60% LAR : 40% CIR	45%	-£102,660,925	-£108,633,411	-£110,769,941	-£110,893,843	-£111,203,599	-£113,062,135	-£114,094,655
60% LAR : 40% CIR	50%	-£104,832,093	-£110,536,287	-£112,670,117	-£112,793,861	-£113,103,224	-£114,959,395	-£115,990,602

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£42,218,042	-£50,376,954	-£52,500,888	-£52,624,065	-£52,932,006	-£54,779,653	-£55,806,123
60% LAR : 40% CIR	5%	-£44,205,135	-£52,099,942	-£54,215,672	-£54,338,373	-£54,645,124	-£56,485,631	-£57,508,134
60% LAR : 40% CIR	10%	-£46,206,916	-£53,837,393	-£55,945,563	-£56,067,825	-£56,373,479	-£58,210,097	-£59,244,491
60% LAR : 40% CIR	15%	-£48,222,506	-£55,589,171	-£57,690,420	-£57,812,280	-£58,116,930	-£59,980,818	-£61,027,544
60% LAR : 40% CIR	20%	-£50,251,772	-£57,355,139	-£59,468,677	-£59,593,908	-£59,906,985	-£61,785,448	-£62,829,038
60% LAR : 40% CIR	25%	-£52,294,583	-£59,145,520	-£61,295,401	-£61,420,294	-£61,732,523	-£63,605,901	-£64,646,667
60% LAR : 40% CIR	30%	-£54,350,808	-£60,988,764	-£63,137,111	-£63,261,700	-£63,573,175	-£65,442,023	-£66,480,273
60% LAR : 40% CIR	35%	-£56,420,316	-£62,849,873	-£64,993,656	-£65,117,981	-£65,428,792	-£67,293,661	-£68,329,699
60% LAR : 40% CIR	40%	-£58,502,973	-£64,725,046	-£66,864,892	-£66,988,988	-£67,299,227	-£69,160,659	-£70,194,789
60% LAR : 40% CIR	45%	-£60,641,656	-£66,614,141	-£68,750,671	-£68,874,574	-£69,184,330	-£71,042,866	-£72,075,386
60% LAR : 40% CIR	50%	-£62,812,824	-£68,517,018	-£70,650,847	-£70,774,592	-£71,083,954	-£72,940,126	-£73,971,333

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£24,807,196	-£32,966,108	-£35,090,042	-£35,213,219	-£35,521,160	-£37,368,807	-£38,395,277
60% LAR : 40% CIR	5%	-£26,794,289	-£34,689,096	-£36,804,826	-£36,927,526	-£37,234,278	-£39,074,785	-£40,097,288
60% LAR : 40% CIR	10%	-£28,796,070	-£36,426,547	-£38,534,717	-£38,656,978	-£38,962,633	-£40,799,251	-£41,833,645
60% LAR : 40% CIR	15%	-£30,811,659	-£38,178,325	-£40,279,574	-£40,401,433	-£40,706,084	-£42,569,971	-£43,616,698
60% LAR : 40% CIR	20%	-£32,840,926	-£39,944,293	-£42,057,831	-£42,183,062	-£42,496,139	-£44,374,602	-£45,418,192
60% LAR : 40% CIR	25%	-£34,883,737	-£41,734,674	-£43,884,555	-£44,009,447	-£44,321,677	-£46,195,055	-£47,235,820
60% LAR : 40% CIR	30%	-£36,939,962	-£43,577,918	-£45,726,264	-£45,850,854	-£46,162,329	-£48,031,177	-£49,069,426
60% LAR : 40% CIR	35%	-£39,009,469	-£45,439,027	-£47,582,809	-£47,707,135	-£48,017,946	-£49,882,815	-£50,918,852
60% LAR : 40% CIR	40%	-£41,092,127	-£47,314,200	-£49,454,046	-£49,578,141	-£49,888,381	-£51,749,813	-£52,783,943
60% LAR : 40% CIR	45%	-£43,230,810	-£49,203,295	-£51,339,825	-£51,463,728	-£51,773,484	-£53,632,020	-£54,664,540
60% LAR : 40% CIR	50%	-£45,401,978	-£51,106,172	-£53,240,001	-£53,363,746	-£53,673,108	-£55,529,280	-£56,560,487

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,225,926	-£12,384,839	-£14,508,773	-£14,631,950	-£14,939,891	-£16,787,537	-£17,814,008
60% LAR : 40% CIR	5%	-£6,213,019	-£14,107,827	-£16,223,556	-£16,346,257	-£16,653,008	-£18,493,515	-£19,516,019
60% LAR : 40% CIR	10%	-£8,214,800	-£15,845,278	-£17,953,448	-£18,075,709	-£18,381,364	-£20,217,982	-£21,252,376
60% LAR : 40% CIR	15%	-£10,230,390	-£17,597,056	-£19,698,305	-£19,820,164	-£20,124,815	-£21,988,702	-£23,035,428
60% LAR : 40% CIR	20%	-£12,259,657	-£19,363,023	-£21,476,561	-£21,601,792	-£21,914,870	-£23,793,333	-£24,836,923
60% LAR : 40% CIR	25%	-£14,302,468	-£21,153,405	-£23,303,286	-£23,428,178	-£23,740,408	-£25,613,786	-£26,654,551
60% LAR : 40% CIR	30%	-£16,358,693	-£22,996,648	-£25,144,995	-£25,269,584	-£25,581,060	-£27,449,908	-£28,488,157
60% LAR : 40% CIR	35%	-£18,428,200	-£24,857,758	-£27,001,540	-£27,125,866	-£27,436,676	-£29,301,545	-£30,337,583
60% LAR : 40% CIR	40%	-£20,510,858	-£26,732,931	-£28,872,776	-£28,996,872	-£29,307,111	-£31,168,544	-£32,202,674
60% LAR : 40% CIR	45%	-£22,649,540	-£28,622,026	-£30,758,556	-£30,882,458	-£31,192,215	-£33,050,751	-£34,083,271
60% LAR : 40% CIR	50%	-£24,820,709	-£30,524,903	-£32,658,732	-£32,782,476	-£33,091,839	-£34,948,011	-£35,979,218

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats	
No Units	**135**
Site Area	**1.04 Ha**

Value Area	**Zone B - £1,050 psf**	
Sales value inflation		**Grow**
Build cost inflation		**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£20,368,191	£12,193,226	£10,069,291	£9,946,115	£9,638,174	£7,790,526	£6,764,056
60% LAR : 40% CIR	5%	£18,236,329	£10,311,002	£8,195,272	£8,072,571	£7,765,820	£5,925,313	£4,902,809
60% LAR : 40% CIR	10%	£16,090,739	£8,414,315	£6,306,145	£6,183,882	£5,878,228	£4,044,301	£3,025,453
60% LAR : 40% CIR	15%	£13,913,956	£6,503,301	£4,402,052	£4,280,191	£3,975,542	£2,147,640	£1,129,849
60% LAR : 40% CIR	20%	£11,722,866	£4,578,097	£2,483,136	£2,361,641	£2,057,903	£221,732	-£818,475
60% LAR : 40% CIR	25%	£9,518,230	£2,638,840	£542,811	£419,795	£112,258	-£1,759,407	-£2,800,173
60% LAR : 40% CIR	30%	£7,300,182	£683,237	-£1,454,684	-£1,579,275	-£1,890,749	-£3,759,598	-£4,797,847
60% LAR : 40% CIR	35%	£5,068,851	-£1,331,517	-£3,475,299	-£3,599,624	-£3,910,435	-£5,775,304	-£6,811,342
60% LAR : 40% CIR	40%	£2,824,370	-£3,370,758	-£5,510,605	-£5,634,701	-£5,944,939	-£7,806,371	-£8,840,501
60% LAR : 40% CIR	45%	£566,871	-£5,423,922	-£7,560,453	-£7,684,355	-£7,994,112	-£9,852,647	-£10,885,166
60% LAR : 40% CIR	50%	-£1,760,013	-£7,490,868	-£9,624,698	-£9,748,442	-£10,057,804	-£11,913,976	-£12,945,183

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£81,036,540	-£89,211,505	-£91,335,439	-£91,458,616	-£91,766,557	-£93,614,205	-£94,640,675
60% LAR : 40% CIR	5%	-£83,168,401	-£91,093,729	-£93,209,458	-£93,332,159	-£93,638,911	-£95,479,418	-£96,501,922
60% LAR : 40% CIR	10%	-£85,313,992	-£92,990,416	-£95,098,586	-£95,220,848	-£95,526,503	-£97,360,430	-£98,379,278
60% LAR : 40% CIR	15%	-£87,490,775	-£94,901,430	-£97,002,679	-£97,124,539	-£97,429,189	-£99,257,091	-£100,274,882
60% LAR : 40% CIR	20%	-£89,681,865	-£96,826,633	-£98,921,594	-£99,043,090	-£99,346,827	-£101,182,999	-£102,223,206
60% LAR : 40% CIR	25%	-£91,886,500	-£98,765,891	-£100,861,920	-£100,984,935	-£101,292,473	-£103,164,137	-£104,204,904
60% LAR : 40% CIR	30%	-£94,104,549	-£100,721,494	-£102,859,415	-£102,984,005	-£103,295,480	-£105,164,329	-£106,202,577
60% LAR : 40% CIR	35%	-£96,335,879	-£102,736,247	-£104,880,030	-£105,004,354	-£105,315,166	-£107,180,035	-£108,216,073
60% LAR : 40% CIR	40%	-£98,580,360	-£104,775,489	-£106,915,336	-£107,039,431	-£107,349,670	-£109,211,102	-£110,245,232
60% LAR : 40% CIR	45%	-£100,837,860	-£106,828,653	-£108,965,184	-£109,089,086	-£109,398,842	-£111,257,377	-£112,289,897
60% LAR : 40% CIR	50%	-£103,164,744	-£108,895,599	-£111,029,428	-£111,153,173	-£111,462,535	-£113,318,707	-£114,349,914

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£39,017,271	-£47,192,236	-£49,316,170	-£49,439,347	-£49,747,288	-£51,594,935	-£52,621,406
60% LAR : 40% CIR	5%	-£41,149,132	-£49,074,460	-£51,190,189	-£51,312,890	-£51,619,641	-£53,460,148	-£54,482,653
60% LAR : 40% CIR	10%	-£43,294,723	-£50,971,147	-£53,079,317	-£53,201,579	-£53,507,234	-£55,341,160	-£56,360,008
60% LAR : 40% CIR	15%	-£45,471,506	-£52,882,161	-£54,983,410	-£55,105,270	-£55,409,920	-£57,237,821	-£58,255,613
60% LAR : 40% CIR	20%	-£47,662,596	-£54,807,364	-£56,902,325	-£57,023,821	-£57,327,558	-£59,163,730	-£60,203,937
60% LAR : 40% CIR	25%	-£49,867,231	-£56,746,622	-£58,842,651	-£58,965,666	-£59,273,204	-£61,144,868	-£62,185,634
60% LAR : 40% CIR	30%	-£52,085,280	-£58,702,225	-£60,840,146	-£60,964,736	-£61,276,211	-£63,145,060	-£64,183,308
60% LAR : 40% CIR	35%	-£54,316,610	-£60,716,978	-£62,860,761	-£62,985,085	-£63,295,897	-£65,160,766	-£66,196,804
60% LAR : 40% CIR	40%	-£56,561,091	-£62,756,220	-£64,896,066	-£65,020,162	-£65,330,400	-£67,191,833	-£68,225,963
60% LAR : 40% CIR	45%	-£58,818,591	-£64,809,383	-£66,945,914	-£67,069,817	-£67,379,573	-£69,238,108	-£70,270,628
60% LAR : 40% CIR	50%	-£61,145,474	-£66,876,330	-£69,010,159	-£69,133,903	-£69,443,266	-£71,299,438	-£72,330,644

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£21,606,425	-£29,781,390	-£31,905,324	-£32,028,501	-£32,336,441	-£34,184,089	-£35,210,560
60% LAR : 40% CIR	5%	-£23,738,286	-£31,663,614	-£33,779,343	-£33,902,044	-£34,208,795	-£36,049,302	-£37,071,807
60% LAR : 40% CIR	10%	-£25,883,877	-£33,560,301	-£35,668,471	-£35,790,733	-£36,096,387	-£37,930,314	-£38,949,162
60% LAR : 40% CIR	15%	-£28,060,660	-£35,471,315	-£37,572,564	-£37,694,424	-£37,999,074	-£39,826,975	-£40,844,767
60% LAR : 40% CIR	20%	-£30,251,750	-£37,396,518	-£39,491,479	-£39,612,974	-£39,916,712	-£41,752,884	-£42,793,091
60% LAR : 40% CIR	25%	-£32,456,385	-£39,335,775	-£41,431,805	-£41,554,820	-£41,862,357	-£43,734,022	-£44,774,788
60% LAR : 40% CIR	30%	-£34,674,433	-£41,291,379	-£43,429,300	-£43,553,890	-£43,865,364	-£45,734,214	-£46,772,462
60% LAR : 40% CIR	35%	-£36,905,764	-£43,306,132	-£45,449,914	-£45,574,239	-£45,885,051	-£47,749,920	-£48,785,957
60% LAR : 40% CIR	40%	-£39,150,245	-£45,345,373	-£47,485,220	-£47,609,316	-£47,919,554	-£49,780,987	-£50,815,116
60% LAR : 40% CIR	45%	-£41,407,744	-£47,398,537	-£49,535,068	-£49,658,971	-£49,968,727	-£51,827,262	-£52,859,782
60% LAR : 40% CIR	50%	-£43,734,628	-£49,465,483	-£51,599,313	-£51,723,057	-£52,032,420	-£53,888,591	-£54,919,798

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,025,155	-£9,200,120	-£11,324,055	-£11,447,231	-£11,755,172	-£13,602,820	-£14,629,290
60% LAR : 40% CIR	5%	-£3,157,017	-£11,082,345	-£13,198,074	-£13,320,775	-£13,627,526	-£15,468,033	-£16,490,537
60% LAR : 40% CIR	10%	-£5,302,608	-£12,979,031	-£15,087,202	-£15,209,464	-£15,515,118	-£17,349,045	-£18,367,893
60% LAR : 40% CIR	15%	-£7,479,390	-£14,890,045	-£16,991,295	-£17,113,155	-£17,417,805	-£19,245,706	-£20,263,497
60% LAR : 40% CIR	20%	-£9,670,480	-£16,815,249	-£18,910,210	-£19,031,705	-£19,335,443	-£21,171,614	-£22,211,821
60% LAR : 40% CIR	25%	-£11,875,116	-£18,754,506	-£20,850,535	-£20,973,551	-£21,281,088	-£23,152,753	-£24,193,519
60% LAR : 40% CIR	30%	-£14,093,164	-£20,710,109	-£22,848,031	-£22,972,621	-£23,284,095	-£25,152,944	-£26,191,193
60% LAR : 40% CIR	35%	-£16,324,495	-£22,724,863	-£24,868,645	-£24,992,970	-£25,303,781	-£27,168,650	-£28,204,688
60% LAR : 40% CIR	40%	-£18,568,976	-£24,764,104	-£26,903,951	-£27,028,047	-£27,338,285	-£29,199,717	-£30,233,847
60% LAR : 40% CIR	45%	-£20,826,475	-£26,817,268	-£28,953,799	-£29,077,702	-£29,387,458	-£31,245,993	-£32,278,513
60% LAR : 40% CIR	50%	-£23,153,359	-£28,884,214	-£31,018,044	-£31,141,788	-£31,451,151	-£33,307,322	-£34,338,529

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats	
Value Area	**Zone B - £1,100 psf**

No Units	**135**
Site Area	**1.04 Ha**

Sales value inflation	**Grow**
Build cost inflation	**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£23,568,962	£15,377,943	£13,254,009	£13,130,832	£12,822,891	£10,975,245	£9,948,774
60% LAR : 40% CIR	5%	£21,277,062	£13,336,484	£11,220,754	£11,098,054	£10,791,303	£8,950,796	£7,928,291
60% LAR : 40% CIR	10%	£18,971,432	£11,280,561	£9,172,391	£9,050,129	£8,744,474	£6,910,548	£5,891,700
60% LAR : 40% CIR	15%	£16,652,202	£9,210,311	£7,109,062	£6,987,202	£6,682,552	£4,854,651	£3,839,150
60% LAR : 40% CIR	20%	£14,312,041	£7,125,872	£5,030,911	£4,909,416	£4,605,678	£2,783,254	£1,770,795
60% LAR : 40% CIR	25%	£11,945,583	£5,027,378	£2,938,080	£2,816,913	£2,513,998	£691,082	-£339,140
60% LAR : 40% CIR	30%	£9,565,711	£2,914,968	£829,621	£706,903	£400,109	-£1,462,634	-£2,500,883
60% LAR : 40% CIR	35%	£7,172,556	£788,777	-£1,342,404	-£1,466,729	-£1,777,540	-£3,642,409	-£4,678,447
60% LAR : 40% CIR	40%	£4,766,253	-£1,401,932	-£3,541,778	-£3,665,874	-£3,976,112	-£5,837,546	-£6,871,675
60% LAR : 40% CIR	45%	£2,346,930	-£3,619,165	-£5,755,696	-£5,879,597	-£6,189,354	-£8,047,890	-£9,080,410
60% LAR : 40% CIR	50%	-£92,663	-£5,850,180	-£7,984,009	-£8,107,754	-£8,417,116	-£10,273,288	-£11,304,495

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£77,835,769	-£86,026,788	-£88,150,722	-£88,273,898	-£88,581,839	-£90,429,486	-£91,455,956
60% LAR : 40% CIR	5%	-£80,127,669	-£88,068,247	-£90,183,977	-£90,306,677	-£90,613,428	-£92,453,935	-£93,476,439
60% LAR : 40% CIR	10%	-£82,433,299	-£90,124,170	-£92,232,340	-£92,354,602	-£92,660,256	-£94,494,183	-£95,513,031
60% LAR : 40% CIR	15%	-£84,752,529	-£92,194,419	-£94,295,669	-£94,417,529	-£94,722,179	-£96,550,080	-£97,565,581
60% LAR : 40% CIR	20%	-£87,092,689	-£94,278,859	-£96,373,820	-£96,495,315	-£96,799,053	-£98,621,477	-£99,633,935
60% LAR : 40% CIR	25%	-£89,459,148	-£96,377,352	-£98,466,651	-£98,587,818	-£98,890,733	-£100,713,649	-£101,743,871
60% LAR : 40% CIR	30%	-£91,839,020	-£98,489,763	-£100,575,110	-£100,697,828	-£101,004,622	-£102,867,364	-£103,905,614
60% LAR : 40% CIR	35%	-£94,232,175	-£100,615,954	-£102,747,135	-£102,871,459	-£103,182,271	-£105,047,140	-£106,083,178
60% LAR : 40% CIR	40%	-£96,638,478	-£102,806,662	-£104,946,509	-£105,070,605	-£105,380,843	-£107,242,277	-£108,276,405
60% LAR : 40% CIR	45%	-£99,057,801	-£105,023,896	-£107,160,427	-£107,284,328	-£107,594,084	-£109,452,620	-£110,485,140
60% LAR : 40% CIR	50%	-£101,497,394	-£107,254,910	-£109,388,740	-£109,512,484	-£109,821,847	-£111,678,018	-£112,709,225

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£35,816,500	-£44,007,518	-£46,131,453	-£46,254,629	-£46,562,570	-£48,410,217	-£49,436,687
60% LAR : 40% CIR	5%	-£38,108,399	-£46,048,978	-£48,164,708	-£48,287,408	-£48,594,159	-£50,434,666	-£51,457,170
60% LAR : 40% CIR	10%	-£40,414,029	-£48,104,900	-£50,213,070	-£50,335,333	-£50,640,987	-£52,474,914	-£53,493,762
60% LAR : 40% CIR	15%	-£42,733,260	-£50,175,150	-£52,276,399	-£52,398,260	-£52,702,909	-£54,530,811	-£55,546,312
60% LAR : 40% CIR	20%	-£45,073,420	-£52,259,590	-£54,354,551	-£54,476,046	-£54,779,784	-£56,602,208	-£57,614,666
60% LAR : 40% CIR	25%	-£47,439,879	-£54,358,083	-£56,447,382	-£56,568,548	-£56,871,464	-£58,694,380	-£59,724,601
60% LAR : 40% CIR	30%	-£49,819,751	-£56,470,494	-£58,555,841	-£58,678,559	-£58,985,352	-£60,848,095	-£61,886,345
60% LAR : 40% CIR	35%	-£52,212,906	-£58,596,685	-£60,727,866	-£60,852,190	-£61,163,002	-£63,027,871	-£64,063,909
60% LAR : 40% CIR	40%	-£54,619,209	-£60,787,393	-£62,927,240	-£63,051,336	-£63,361,574	-£65,223,007	-£66,257,136
60% LAR : 40% CIR	45%	-£57,038,532	-£63,004,626	-£65,141,157	-£65,265,059	-£65,574,815	-£67,433,351	-£68,465,871
60% LAR : 40% CIR	50%	-£59,478,125	-£65,235,641	-£67,369,471	-£67,493,215	-£67,802,578	-£69,658,749	-£70,689,956

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£18,405,654	-£26,596,672	-£28,720,607	-£28,843,783	-£29,151,724	-£30,999,371	-£32,025,841
60% LAR : 40% CIR	5%	-£20,697,553	-£28,638,131	-£30,753,862	-£30,876,562	-£31,183,313	-£33,023,820	-£34,046,324
60% LAR : 40% CIR	10%	-£23,003,183	-£30,694,054	-£32,802,224	-£32,924,486	-£33,230,141	-£35,064,068	-£36,082,916
60% LAR : 40% CIR	15%	-£25,322,414	-£32,764,304	-£34,865,553	-£34,987,413	-£35,292,063	-£37,119,965	-£38,135,466
60% LAR : 40% CIR	20%	-£27,662,574	-£34,848,743	-£36,943,704	-£37,065,200	-£37,368,937	-£39,191,361	-£40,203,820
60% LAR : 40% CIR	25%	-£30,029,033	-£36,947,237	-£39,036,536	-£39,157,702	-£39,460,618	-£41,283,534	-£42,313,755
60% LAR : 40% CIR	30%	-£32,408,905	-£39,059,648	-£41,144,994	-£41,267,712	-£41,574,506	-£43,437,249	-£44,475,498
60% LAR : 40% CIR	35%	-£34,802,059	-£41,185,838	-£43,317,019	-£43,441,344	-£43,752,156	-£45,617,025	-£46,653,062
60% LAR : 40% CIR	40%	-£37,208,363	-£43,376,547	-£45,516,394	-£45,640,489	-£45,950,728	-£47,812,161	-£48,846,290
60% LAR : 40% CIR	45%	-£39,627,686	-£45,593,780	-£47,730,311	-£47,854,213	-£48,163,969	-£50,022,505	-£51,055,025
60% LAR : 40% CIR	50%	-£42,067,278	-£47,824,795	-£49,958,625	-£50,082,369	-£50,391,731	-£52,247,903	-£53,279,110

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,175,616	-£6,015,403	-£8,139,337	-£8,262,514	-£8,570,455	-£10,418,102	-£11,444,572
60% LAR : 40% CIR	5%	-£116,284	-£8,056,862	-£10,172,592	-£10,295,292	-£10,602,043	-£12,442,551	-£13,465,055
60% LAR : 40% CIR	10%	-£2,421,914	-£10,112,785	-£12,220,955	-£12,343,217	-£12,648,872	-£14,482,799	-£15,501,647
60% LAR : 40% CIR	15%	-£4,741,144	-£12,183,035	-£14,284,284	-£14,406,144	-£14,710,794	-£16,538,696	-£17,554,197
60% LAR : 40% CIR	20%	-£7,081,305	-£14,267,474	-£16,362,435	-£16,483,931	-£16,787,668	-£18,610,092	-£19,622,551
60% LAR : 40% CIR	25%	-£9,447,763	-£16,365,968	-£18,455,267	-£18,576,433	-£18,879,348	-£20,702,265	-£21,732,486
60% LAR : 40% CIR	30%	-£11,827,635	-£18,478,378	-£20,563,725	-£20,686,443	-£20,993,237	-£22,855,980	-£23,894,229
60% LAR : 40% CIR	35%	-£14,220,790	-£20,604,569	-£22,735,750	-£22,860,075	-£23,170,886	-£25,035,755	-£26,071,793
60% LAR : 40% CIR	40%	-£16,627,094	-£22,795,278	-£24,935,124	-£25,059,220	-£25,369,458	-£27,230,892	-£28,265,021
60% LAR : 40% CIR	45%	-£19,046,416	-£25,012,511	-£27,149,042	-£27,272,944	-£27,582,700	-£29,441,236	-£30,473,756
60% LAR : 40% CIR	50%	-£21,486,009	-£27,243,526	-£29,377,355	-£29,501,100	-£29,810,462	-£31,666,634	-£32,697,841

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats	
Value Area	**Zone B - £1,150 psf**

No Units	**135**
Site Area	**1.04 Ha**

Sales value inflation		**Grow**
Build cost inflation		**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£26,769,733	£18,562,662	£16,438,727	£16,315,551	£16,007,610	£14,159,963	£13,133,492
60% LAR : 40% CIR	5%	£24,317,795	£16,361,965	£14,246,236	£14,123,535	£13,816,784	£11,976,277	£10,953,774
60% LAR : 40% CIR	10%	£21,852,127	£14,146,808	£12,038,638	£11,916,375	£11,610,721	£9,776,794	£8,757,945
60% LAR : 40% CIR	15%	£19,372,857	£11,917,322	£9,816,073	£9,694,212	£9,389,563	£7,561,661	£6,546,160
60% LAR : 40% CIR	20%	£16,880,117	£9,673,646	£7,578,685	£7,457,190	£7,153,453	£5,331,028	£4,318,570
60% LAR : 40% CIR	25%	£14,372,935	£7,415,917	£5,326,618	£5,205,452	£4,902,536	£3,085,045	£2,075,327
60% LAR : 40% CIR	30%	£11,831,240	£5,144,270	£3,060,013	£2,939,140	£2,636,957	£821,791	-£203,919
60% LAR : 40% CIR	35%	£9,276,262	£2,858,844	£778,611	£656,154	£350,014	-£1,509,514	-£2,545,552
60% LAR : 40% CIR	40%	£6,708,134	£558,374	-£1,572,952	-£1,697,048	-£2,007,287	-£3,868,719	-£4,902,848
60% LAR : 40% CIR	45%	£4,126,988	-£1,814,407	-£3,950,938	-£4,074,840	-£4,384,597	-£6,243,133	-£7,275,652
60% LAR : 40% CIR	50%	£1,532,955	-£4,209,491	-£6,343,321	-£6,467,065	-£6,776,428	-£8,632,599	-£9,663,805

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£74,634,998	-£82,842,069	-£84,966,003	-£85,089,180	-£85,397,121	-£87,244,768	-£88,271,239
60% LAR : 40% CIR	5%	-£77,086,936	-£85,042,765	-£87,158,495	-£87,281,195	-£87,587,947	-£89,428,454	-£90,450,957
60% LAR : 40% CIR	10%	-£79,552,604	-£87,257,923	-£89,366,093	-£89,488,355	-£89,794,010	-£91,627,937	-£92,646,786
60% LAR : 40% CIR	15%	-£82,031,874	-£89,487,409	-£91,588,658	-£91,710,518	-£92,015,168	-£93,843,070	-£94,858,571
60% LAR : 40% CIR	20%	-£84,524,614	-£91,731,084	-£93,826,045	-£93,947,541	-£94,251,278	-£96,073,702	-£97,086,161
60% LAR : 40% CIR	25%	-£87,031,796	-£93,988,814	-£96,078,113	-£96,199,279	-£96,502,195	-£98,319,686	-£99,329,404
60% LAR : 40% CIR	30%	-£89,573,491	-£96,260,461	-£98,344,718	-£98,465,591	-£98,767,774	-£100,582,940	-£101,608,650
60% LAR : 40% CIR	35%	-£92,128,469	-£98,545,887	-£100,626,120	-£100,748,576	-£101,054,717	-£102,914,245	-£103,950,283
60% LAR : 40% CIR	40%	-£94,696,597	-£100,846,356	-£102,977,683	-£103,101,778	-£103,412,018	-£105,273,450	-£106,307,579
60% LAR : 40% CIR	45%	-£97,277,743	-£103,219,138	-£105,355,669	-£105,479,571	-£105,789,327	-£107,647,863	-£108,680,382
60% LAR : 40% CIR	50%	-£99,871,776	-£105,614,222	-£107,748,052	-£107,871,796	-£108,181,158	-£110,037,330	-£111,068,536

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£32,615,729	-£40,822,800	-£42,946,734	-£43,069,911	-£43,377,852	-£45,225,499	-£46,251,970
60% LAR : 40% CIR	5%	-£35,067,667	-£43,023,496	-£45,139,225	-£45,261,926	-£45,568,677	-£47,409,185	-£48,431,688
60% LAR : 40% CIR	10%	-£37,533,335	-£45,238,654	-£47,346,824	-£47,469,086	-£47,774,741	-£49,608,668	-£50,627,516
60% LAR : 40% CIR	15%	-£40,012,604	-£47,468,140	-£49,569,389	-£49,691,249	-£49,995,899	-£51,823,800	-£52,839,301
60% LAR : 40% CIR	20%	-£42,505,345	-£49,711,815	-£51,806,776	-£51,928,271	-£52,232,009	-£54,054,433	-£55,066,892
60% LAR : 40% CIR	25%	-£45,012,527	-£51,969,544	-£54,058,843	-£54,180,010	-£54,482,925	-£56,300,417	-£57,310,135
60% LAR : 40% CIR	30%	-£47,554,222	-£54,241,191	-£56,325,449	-£56,446,322	-£56,748,505	-£58,563,671	-£59,589,381
60% LAR : 40% CIR	35%	-£50,109,200	-£56,526,618	-£58,606,851	-£58,729,307	-£59,035,448	-£60,894,976	-£61,931,013
60% LAR : 40% CIR	40%	-£52,677,328	-£58,827,087	-£60,958,413	-£61,082,509	-£61,392,748	-£63,254,181	-£64,288,310
60% LAR : 40% CIR	45%	-£55,258,474	-£61,199,869	-£63,336,400	-£63,460,302	-£63,770,058	-£65,628,594	-£66,661,113
60% LAR : 40% CIR	50%	-£57,852,506	-£63,594,953	-£65,728,782	-£65,852,527	-£66,161,889	-£68,018,061	-£69,049,267

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,204,883	-£23,411,954	-£25,535,888	-£25,659,065	-£25,967,006	-£27,814,652	-£28,841,124
60% LAR : 40% CIR	5%	-£17,656,820	-£25,612,650	-£27,728,379	-£27,851,080	-£28,157,831	-£29,998,338	-£31,020,842
60% LAR : 40% CIR	10%	-£20,122,489	-£27,827,808	-£29,935,978	-£30,058,240	-£30,363,894	-£32,197,821	-£33,216,670
60% LAR : 40% CIR	15%	-£22,601,758	-£30,057,294	-£32,158,543	-£32,280,403	-£32,585,053	-£34,412,954	-£35,428,455
60% LAR : 40% CIR	20%	-£25,094,499	-£32,300,969	-£34,395,930	-£34,517,425	-£34,821,163	-£36,643,587	-£37,656,045
60% LAR : 40% CIR	25%	-£27,601,680	-£34,558,698	-£36,647,997	-£36,769,164	-£37,072,079	-£38,889,570	-£39,899,288
60% LAR : 40% CIR	30%	-£30,143,376	-£36,830,345	-£38,914,603	-£39,035,476	-£39,337,658	-£41,152,824	-£42,178,535
60% LAR : 40% CIR	35%	-£32,698,354	-£39,115,772	-£41,196,004	-£41,318,461	-£41,624,602	-£43,484,129	-£44,520,167
60% LAR : 40% CIR	40%	-£35,266,482	-£41,416,241	-£43,547,567	-£43,671,663	-£43,981,902	-£45,843,335	-£46,877,463
60% LAR : 40% CIR	45%	-£37,847,628	-£43,789,022	-£45,925,553	-£46,049,456	-£46,359,212	-£48,217,748	-£49,250,267
60% LAR : 40% CIR	50%	-£40,441,660	-£46,184,107	-£48,317,936	-£48,441,681	-£48,751,043	-£50,607,215	-£51,638,421

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,376,387	-£2,830,685	-£4,954,619	-£5,077,795	-£5,385,736	-£7,233,383	-£8,259,854
60% LAR : 40% CIR	5%	£2,924,449	-£5,031,381	-£7,147,110	-£7,269,811	-£7,576,562	-£9,417,069	-£10,439,572
60% LAR : 40% CIR	10%	£458,781	-£7,246,538	-£9,354,709	-£9,476,971	-£9,782,625	-£11,616,552	-£12,635,401
60% LAR : 40% CIR	15%	-£2,020,489	-£9,476,024	-£11,577,274	-£11,699,134	-£12,003,784	-£13,831,685	-£14,847,186
60% LAR : 40% CIR	20%	-£4,513,230	-£11,719,700	-£13,814,661	-£13,936,156	-£14,239,894	-£16,062,318	-£17,074,776
60% LAR : 40% CIR	25%	-£7,020,411	-£13,977,429	-£16,066,728	-£16,187,895	-£16,490,810	-£18,308,301	-£19,318,019
60% LAR : 40% CIR	30%	-£9,562,107	-£16,249,076	-£18,333,333	-£18,454,207	-£18,756,389	-£20,571,555	-£21,597,266
60% LAR : 40% CIR	35%	-£12,117,085	-£18,534,503	-£20,614,735	-£20,737,192	-£21,043,333	-£22,902,860	-£23,938,898
60% LAR : 40% CIR	40%	-£14,685,212	-£20,834,972	-£22,966,298	-£23,090,394	-£23,400,633	-£25,262,065	-£26,296,194
60% LAR : 40% CIR	45%	-£17,266,359	-£23,207,753	-£25,344,284	-£25,468,187	-£25,777,943	-£27,636,479	-£28,668,998
60% LAR : 40% CIR	50%	-£19,860,391	-£25,602,837	-£27,736,667	-£27,860,411	-£28,169,774	-£30,025,945	-£31,057,151

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area	Zone B - £1,200 psf

No Units	135
Site Area	1.04 Ha

Sales value inflation	Grow
Build cost inflation	Grow
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£29,970,505	£21,724,637	£19,623,445	£19,500,269	£19,192,327	£17,344,680	£16,318,210
60% LAR : 40% CIR	5%	£27,358,528	£19,383,991	£17,271,719	£17,149,018	£16,842,267	£15,001,759	£13,979,255
60% LAR : 40% CIR	10%	£24,732,820	£17,013,053	£14,904,883	£14,782,622	£14,476,967	£12,643,040	£11,624,192
60% LAR : 40% CIR	15%	£22,093,513	£14,624,332	£12,523,083	£12,401,223	£12,096,572	£10,268,672	£9,253,171
60% LAR : 40% CIR	20%	£19,440,733	£12,221,420	£10,126,460	£10,004,965	£9,701,227	£7,878,803	£6,866,345
60% LAR : 40% CIR	25%	£16,774,612	£9,804,455	£7,715,157	£7,593,990	£7,291,075	£5,473,584	£4,463,866
60% LAR : 40% CIR	30%	£14,095,279	£7,373,573	£5,289,315	£5,168,442	£4,866,260	£3,053,162	£2,045,886
60% LAR : 40% CIR	35%	£11,379,967	£4,928,910	£2,849,080	£2,728,464	£2,426,925	£614,013	-£412,657
60% LAR : 40% CIR	40%	£8,650,016	£2,470,603	£389,925	£267,694	-£38,460	-£1,899,893	-£2,934,023
60% LAR : 40% CIR	45%	£5,907,046	-£9,650	-£2,146,181	-£2,270,084	-£2,579,839	-£4,438,375	-£5,470,895
60% LAR : 40% CIR	50%	£3,151,190	-£2,568,803	-£4,702,632	-£4,826,377	-£5,135,738	-£6,991,911	-£8,023,117

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£71,434,226	-£79,680,093	-£81,781,286	-£81,904,462	-£82,212,404	-£84,060,050	-£85,086,521
60% LAR : 40% CIR	5%	-£74,046,203	-£82,020,740	-£84,133,012	-£84,255,713	-£84,562,464	-£86,402,971	-£87,425,476
60% LAR : 40% CIR	10%	-£76,671,910	-£84,391,678	-£86,499,848	-£86,622,109	-£86,927,763	-£88,761,691	-£89,780,539
60% LAR : 40% CIR	15%	-£79,311,218	-£86,780,398	-£88,881,648	-£89,003,508	-£89,308,159	-£91,136,059	-£92,151,560
60% LAR : 40% CIR	20%	-£81,963,998	-£89,183,311	-£91,278,271	-£91,399,766	-£91,703,504	-£93,525,928	-£94,538,386
60% LAR : 40% CIR	25%	-£84,630,119	-£91,600,276	-£93,689,574	-£93,810,741	-£94,113,656	-£95,931,147	-£96,940,865
60% LAR : 40% CIR	30%	-£87,309,452	-£94,031,158	-£96,115,415	-£96,236,289	-£96,538,471	-£98,351,568	-£99,358,845
60% LAR : 40% CIR	35%	-£90,024,764	-£96,475,821	-£98,555,651	-£98,676,267	-£98,977,806	-£100,790,718	-£101,817,388
60% LAR : 40% CIR	40%	-£92,754,715	-£98,934,127	-£101,014,806	-£101,137,036	-£101,443,191	-£103,304,624	-£104,338,753
60% LAR : 40% CIR	45%	-£95,497,684	-£101,414,381	-£103,550,912	-£103,674,814	-£103,984,569	-£105,843,105	-£106,875,625
60% LAR : 40% CIR	50%	-£98,253,541	-£103,973,534	-£106,107,363	-£106,231,107	-£106,540,469	-£108,396,642	-£109,427,848

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£29,414,957	-£37,660,824	-£39,762,017	-£39,885,192	-£40,193,134	-£42,040,781	-£43,067,251
60% LAR : 40% CIR	5%	-£32,026,934	-£40,001,471	-£42,113,743	-£42,236,444	-£42,543,195	-£44,383,702	-£45,406,206
60% LAR : 40% CIR	10%	-£34,652,641	-£42,372,408	-£44,480,579	-£44,602,840	-£44,908,494	-£46,742,422	-£47,761,270
60% LAR : 40% CIR	15%	-£37,291,949	-£44,761,129	-£46,862,378	-£46,984,239	-£47,288,889	-£49,116,790	-£50,132,291
60% LAR : 40% CIR	20%	-£39,944,729	-£47,164,042	-£49,259,002	-£49,380,497	-£49,684,234	-£51,506,659	-£52,519,117
60% LAR : 40% CIR	25%	-£42,610,850	-£49,581,007	-£51,670,305	-£51,791,471	-£52,094,387	-£53,911,878	-£54,921,596
60% LAR : 40% CIR	30%	-£45,290,182	-£52,011,889	-£54,096,146	-£54,217,019	-£54,519,202	-£56,332,299	-£57,339,576
60% LAR : 40% CIR	35%	-£48,005,495	-£54,456,551	-£56,536,381	-£56,656,997	-£56,958,537	-£58,771,449	-£59,798,118
60% LAR : 40% CIR	40%	-£50,735,446	-£56,914,858	-£58,995,537	-£59,117,767	-£59,423,922	-£61,285,354	-£62,319,484
60% LAR : 40% CIR	45%	-£53,478,415	-£59,395,112	-£61,531,643	-£61,655,545	-£61,965,300	-£63,823,836	-£64,856,356
60% LAR : 40% CIR	50%	-£56,234,272	-£61,954,264	-£64,088,094	-£64,211,838	-£64,521,200	-£66,377,372	-£67,408,578

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,004,111	-£20,249,978	-£22,351,171	-£22,474,346	-£22,782,288	-£24,629,935	-£25,656,405
60% LAR : 40% CIR	5%	-£14,616,088	-£22,590,624	-£24,702,897	-£24,825,598	-£25,132,349	-£26,972,856	-£27,995,360
60% LAR : 40% CIR	10%	-£17,241,795	-£24,961,562	-£27,069,732	-£27,191,994	-£27,497,648	-£29,331,576	-£30,350,424
60% LAR : 40% CIR	15%	-£19,881,103	-£27,350,283	-£29,451,532	-£29,573,392	-£29,878,043	-£31,705,944	-£32,721,445
60% LAR : 40% CIR	20%	-£22,533,883	-£29,753,195	-£31,848,155	-£31,969,651	-£32,273,388	-£34,095,812	-£35,108,271
60% LAR : 40% CIR	25%	-£25,200,003	-£32,170,161	-£34,259,459	-£34,380,625	-£34,683,541	-£36,501,032	-£37,510,750
60% LAR : 40% CIR	30%	-£27,879,336	-£34,601,043	-£36,685,300	-£36,806,173	-£37,108,356	-£38,921,453	-£39,928,729
60% LAR : 40% CIR	35%	-£30,594,648	-£37,045,705	-£39,125,535	-£39,246,151	-£39,547,690	-£41,360,603	-£42,387,272
60% LAR : 40% CIR	40%	-£33,324,599	-£39,504,012	-£41,584,690	-£41,706,921	-£42,013,076	-£43,874,508	-£44,908,638
60% LAR : 40% CIR	45%	-£36,067,569	-£41,984,265	-£44,120,796	-£44,244,699	-£44,554,454	-£46,412,990	-£47,445,510
60% LAR : 40% CIR	50%	-£38,823,426	-£44,543,418	-£46,677,248	-£46,800,992	-£47,110,354	-£48,966,526	-£49,997,732

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,577,159	£331,291	-£1,769,901	-£1,893,077	-£2,201,019	-£4,048,666	-£5,075,136
60% LAR : 40% CIR	5%	£5,965,182	-£2,009,355	-£4,121,628	-£4,244,328	-£4,551,080	-£6,391,587	-£7,414,091
60% LAR : 40% CIR	10%	£3,339,474	-£4,380,293	-£6,488,463	-£6,610,724	-£6,916,379	-£8,750,307	-£9,769,155
60% LAR : 40% CIR	15%	£700,167	-£6,769,014	-£8,870,263	-£8,992,123	-£9,296,774	-£11,124,675	-£12,140,176
60% LAR : 40% CIR	20%	-£1,952,613	-£9,171,926	-£11,266,886	-£11,388,382	-£11,692,119	-£13,514,543	-£14,527,002
60% LAR : 40% CIR	25%	-£4,618,734	-£11,588,892	-£13,678,189	-£13,799,356	-£14,102,271	-£15,919,763	-£16,929,481
60% LAR : 40% CIR	30%	-£7,298,067	-£14,019,773	-£16,104,031	-£16,224,904	-£16,527,087	-£18,340,184	-£19,347,460
60% LAR : 40% CIR	35%	-£10,013,379	-£16,464,436	-£18,544,266	-£18,664,882	-£18,966,421	-£20,779,334	-£21,806,003
60% LAR : 40% CIR	40%	-£12,743,330	-£18,922,743	-£21,003,421	-£21,125,652	-£21,431,806	-£23,293,239	-£24,327,369
60% LAR : 40% CIR	45%	-£15,486,300	-£21,402,996	-£23,539,527	-£23,663,430	-£23,973,185	-£25,831,721	-£26,864,241
60% LAR : 40% CIR	50%	-£18,242,156	-£23,962,149	-£26,095,978	-£26,219,723	-£26,529,084	-£28,385,257	-£29,416,463

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		**Value Area**	**Zone B - £1,250 psf**

No Units	**135**
Site Area	**1.04 Ha**

Sales value inflation	**Grow**
Build cost inflation	**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£33,171,276	£24,874,227	£22,782,214	£22,660,888	£22,357,576	£20,529,399	£19,502,928
60% LAR : 40% CIR	5%	£30,399,261	£22,376,102	£20,292,169	£20,171,313	£19,867,749	£18,027,242	£17,004,738
60% LAR : 40% CIR	10%	£27,613,515	£19,863,731	£17,771,129	£17,648,867	£17,343,213	£15,509,286	£14,490,438
60% LAR : 40% CIR	15%	£24,814,168	£17,331,342	£15,230,093	£15,108,233	£14,803,583	£12,975,681	£11,960,181
60% LAR : 40% CIR	20%	£22,001,350	£14,769,194	£12,674,234	£12,552,739	£12,249,002	£10,426,577	£9,414,119
60% LAR : 40% CIR	25%	£19,175,191	£12,192,993	£10,103,695	£9,982,529	£9,679,613	£7,862,122	£6,852,404
60% LAR : 40% CIR	30%	£16,335,819	£9,602,875	£7,518,618	£7,397,745	£7,095,562	£5,282,465	£4,275,189
60% LAR : 40% CIR	35%	£13,483,365	£6,998,977	£4,919,147	£4,798,532	£4,496,992	£2,687,756	£1,682,625
60% LAR : 40% CIR	40%	£10,591,898	£4,381,435	£2,305,423	£2,185,030	£1,884,046	£67,897	-£965,196
60% LAR : 40% CIR	45%	£7,687,104	£1,750,385	-£341,423	-£465,326	-£775,082	-£2,633,618	-£3,666,138
60% LAR : 40% CIR	50%	£4,769,424	-£928,114	-£3,061,943	-£3,185,688	-£3,495,050	-£5,351,221	-£6,382,428

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£68,233,455	-£76,530,503	-£78,622,517	-£78,743,843	-£79,047,155	-£80,875,332	-£81,901,802
60% LAR : 40% CIR	5%	-£71,005,470	-£79,028,628	-£81,112,562	-£81,233,418	-£81,536,982	-£83,377,489	-£84,399,993
60% LAR : 40% CIR	10%	-£73,791,216	-£81,541,000	-£83,633,601	-£83,755,863	-£84,061,518	-£85,895,445	-£86,914,293
60% LAR : 40% CIR	15%	-£76,590,563	-£84,073,389	-£86,174,638	-£86,296,497	-£86,601,148	-£88,429,050	-£89,444,550
60% LAR : 40% CIR	20%	-£79,403,381	-£86,635,536	-£88,730,497	-£88,851,992	-£89,155,729	-£90,978,153	-£91,990,612
60% LAR : 40% CIR	25%	-£82,229,540	-£89,211,738	-£91,301,036	-£91,422,202	-£91,725,117	-£93,542,609	-£94,552,327
60% LAR : 40% CIR	30%	-£85,068,912	-£91,801,855	-£93,886,113	-£94,006,986	-£94,309,169	-£96,122,266	-£97,129,542
60% LAR : 40% CIR	35%	-£87,921,365	-£94,405,754	-£96,485,584	-£96,606,199	-£96,907,739	-£98,716,974	-£99,722,106
60% LAR : 40% CIR	40%	-£90,812,833	-£97,023,296	-£99,099,307	-£99,219,701	-£99,520,685	-£101,336,834	-£102,369,927
60% LAR : 40% CIR	45%	-£93,717,627	-£99,654,345	-£101,746,154	-£101,870,056	-£102,179,813	-£104,038,349	-£105,070,868
60% LAR : 40% CIR	50%	-£96,635,307	-£102,332,845	-£104,466,674	-£104,590,419	-£104,899,781	-£106,755,952	-£107,787,159

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£26,214,186	-£34,511,234	-£36,603,248	-£36,724,573	-£37,027,886	-£38,856,063	-£39,882,533
60% LAR : 40% CIR	5%	-£28,986,201	-£37,009,359	-£39,093,292	-£39,214,149	-£39,517,713	-£41,358,220	-£42,380,724
60% LAR : 40% CIR	10%	-£31,771,946	-£39,521,731	-£41,614,332	-£41,736,594	-£42,042,249	-£43,876,176	-£44,895,023
60% LAR : 40% CIR	15%	-£34,571,293	-£42,054,120	-£44,155,369	-£44,277,228	-£44,581,879	-£46,409,780	-£47,425,280
60% LAR : 40% CIR	20%	-£37,384,111	-£44,616,267	-£46,711,228	-£46,832,722	-£47,136,460	-£48,958,884	-£49,971,342
60% LAR : 40% CIR	25%	-£40,210,271	-£47,192,468	-£49,281,766	-£49,402,933	-£49,705,848	-£51,523,339	-£52,533,057
60% LAR : 40% CIR	30%	-£43,049,643	-£49,782,586	-£51,866,844	-£51,987,717	-£52,289,899	-£54,102,997	-£55,110,273
60% LAR : 40% CIR	35%	-£45,902,096	-£52,386,485	-£54,466,315	-£54,586,930	-£54,888,470	-£56,697,705	-£57,702,837
60% LAR : 40% CIR	40%	-£48,793,563	-£55,004,027	-£57,080,038	-£57,200,432	-£57,501,416	-£59,317,564	-£60,350,658
60% LAR : 40% CIR	45%	-£51,698,357	-£57,635,076	-£59,726,885	-£59,850,787	-£60,160,543	-£62,019,079	-£63,051,599
60% LAR : 40% CIR	50%	-£54,616,037	-£60,313,576	-£62,447,404	-£62,571,150	-£62,880,511	-£64,736,683	-£65,767,890

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,803,339	-£17,100,388	-£19,192,402	-£19,313,727	-£19,617,039	-£21,445,217	-£22,471,687
60% LAR : 40% CIR	5%	-£11,575,355	-£19,598,513	-£21,682,446	-£21,803,302	-£22,106,866	-£23,947,374	-£24,969,878
60% LAR : 40% CIR	10%	-£14,361,100	-£22,110,884	-£24,203,486	-£24,325,748	-£24,631,403	-£26,465,329	-£27,484,177
60% LAR : 40% CIR	15%	-£17,160,447	-£24,643,274	-£26,744,523	-£26,866,382	-£27,171,033	-£28,998,934	-£30,014,434
60% LAR : 40% CIR	20%	-£19,973,265	-£27,205,421	-£29,300,382	-£29,421,876	-£29,725,614	-£31,548,038	-£32,560,496
60% LAR : 40% CIR	25%	-£22,799,424	-£29,781,622	-£31,870,920	-£31,992,087	-£32,295,002	-£34,112,493	-£35,122,211
60% LAR : 40% CIR	30%	-£25,638,796	-£32,371,740	-£34,455,997	-£34,576,871	-£34,879,053	-£36,692,150	-£37,699,427
60% LAR : 40% CIR	35%	-£28,491,250	-£34,975,639	-£37,055,469	-£37,176,084	-£37,477,624	-£39,286,859	-£40,291,991
60% LAR : 40% CIR	40%	-£31,382,717	-£37,593,180	-£39,669,192	-£39,789,585	-£40,090,569	-£41,906,718	-£42,939,812
60% LAR : 40% CIR	45%	-£34,287,511	-£40,224,230	-£42,316,039	-£42,439,941	-£42,749,697	-£44,608,233	-£45,640,753
60% LAR : 40% CIR	50%	-£37,205,191	-£42,902,730	-£45,036,558	-£45,160,304	-£45,469,665	-£47,325,837	-£48,357,044

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,777,930	£3,480,881	£1,388,867	£1,267,542	£964,230	-£863,947	-£1,890,418
60% LAR : 40% CIR	5%	£9,005,915	£982,756	-£1,101,177	-£1,222,033	-£1,525,597	-£3,366,104	-£4,388,609
60% LAR : 40% CIR	10%	£6,220,169	-£1,529,615	-£3,622,217	-£3,744,479	-£4,050,133	-£5,884,060	-£6,902,908
60% LAR : 40% CIR	15%	£3,420,822	-£4,062,004	-£6,163,254	-£6,285,113	-£6,589,764	-£8,417,665	-£9,433,165
60% LAR : 40% CIR	20%	£608,004	-£6,624,152	-£8,719,113	-£8,840,607	-£9,144,345	-£10,966,769	-£11,979,227
60% LAR : 40% CIR	25%	-£2,218,155	-£9,200,353	-£11,289,651	-£11,410,817	-£11,713,733	-£13,531,224	-£14,540,942
60% LAR : 40% CIR	30%	-£5,057,527	-£11,790,471	-£13,874,728	-£13,995,601	-£14,297,784	-£16,110,881	-£17,118,158
60% LAR : 40% CIR	35%	-£7,909,981	-£14,394,369	-£16,474,199	-£16,594,814	-£16,896,355	-£18,705,590	-£19,710,722
60% LAR : 40% CIR	40%	-£10,801,448	-£17,011,911	-£19,087,923	-£19,208,316	-£19,509,300	-£21,325,449	-£22,358,542
60% LAR : 40% CIR	45%	-£13,706,242	-£19,642,961	-£21,734,769	-£21,858,672	-£22,168,428	-£24,026,964	-£25,059,484
60% LAR : 40% CIR	50%	-£16,623,922	-£22,321,461	-£24,455,289	-£24,579,034	-£24,888,396	-£26,744,568	-£27,775,774

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats	
No Units	135
Site Area	1.04 Ha

Value Area	Zone B - £1,300 psf	
Sales value inflation		Grow
Build cost inflation		Grow
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£36,372,047	£28,023,818	£25,931,805	£25,810,479	£25,507,166	£23,687,287	£22,676,243
60% LAR : 40% CIR	5%	£33,439,994	£25,368,213	£23,284,281	£23,163,424	£22,861,283	£21,048,437	£20,030,220
60% LAR : 40% CIR	10%	£30,494,210	£22,698,362	£20,621,876	£20,501,451	£20,200,391	£18,375,532	£17,356,684
60% LAR : 40% CIR	15%	£27,534,824	£20,014,400	£17,937,103	£17,815,243	£17,510,593	£15,682,692	£14,667,192
60% LAR : 40% CIR	20%	£24,561,967	£17,316,460	£15,222,008	£15,100,514	£14,796,776	£12,974,351	£11,961,894
60% LAR : 40% CIR	25%	£21,575,769	£14,581,532	£12,492,234	£12,371,067	£12,068,152	£10,250,661	£9,240,943
60% LAR : 40% CIR	30%	£18,576,359	£11,832,178	£9,747,921	£9,627,047	£9,324,865	£7,511,768	£6,504,491
60% LAR : 40% CIR	35%	£15,563,867	£9,069,043	£6,989,213	£6,868,598	£6,567,058	£4,757,823	£3,752,691
60% LAR : 40% CIR	40%	£12,533,779	£6,292,266	£4,216,254	£4,095,861	£3,794,878	£1,988,975	£985,695
60% LAR : 40% CIR	45%	£9,467,163	£3,501,980	£1,429,186	£1,308,980	£1,008,464	-£828,860	-£1,861,380
60% LAR : 40% CIR	50%	£6,387,660	£698,323	-£1,421,255	-£1,545,000	-£1,854,361	-£3,710,533	-£4,741,740

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£65,032,684	-£73,380,912	-£75,472,926	-£75,594,252	-£75,897,565	-£77,717,444	-£78,728,487
60% LAR : 40% CIR	5%	-£67,964,737	-£76,036,518	-£78,120,450	-£78,241,306	-£78,543,448	-£80,356,294	-£81,374,511
60% LAR : 40% CIR	10%	-£70,910,521	-£78,706,369	-£80,782,855	-£80,903,279	-£81,204,340	-£83,029,198	-£84,048,047
60% LAR : 40% CIR	15%	-£73,869,907	-£81,390,331	-£83,467,628	-£83,589,488	-£83,894,138	-£85,722,039	-£86,737,539
60% LAR : 40% CIR	20%	-£76,842,763	-£84,088,270	-£86,182,723	-£86,304,217	-£86,607,955	-£88,430,380	-£89,442,837
60% LAR : 40% CIR	25%	-£79,828,962	-£86,823,199	-£88,912,497	-£89,033,664	-£89,336,579	-£91,154,070	-£92,163,788
60% LAR : 40% CIR	30%	-£82,828,372	-£89,572,553	-£91,656,810	-£91,777,683	-£92,079,866	-£93,892,963	-£94,900,240
60% LAR : 40% CIR	35%	-£85,840,864	-£92,335,687	-£94,415,517	-£94,536,132	-£94,837,673	-£96,646,908	-£97,652,040
60% LAR : 40% CIR	40%	-£88,870,952	-£95,112,465	-£97,188,477	-£97,308,870	-£97,609,853	-£99,415,756	-£100,419,036
60% LAR : 40% CIR	45%	-£91,937,568	-£97,902,751	-£99,975,545	-£100,095,751	-£100,396,266	-£102,233,591	-£103,266,110
60% LAR : 40% CIR	50%	-£95,017,071	-£100,706,408	-£102,825,985	-£102,949,731	-£103,259,092	-£105,115,264	-£106,146,471

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£23,013,415	-£31,361,643	-£33,453,657	-£33,574,982	-£33,878,296	-£35,698,174	-£36,709,218
60% LAR : 40% CIR	5%	-£25,945,468	-£34,017,249	-£36,101,181	-£36,222,037	-£36,524,179	-£38,337,025	-£39,355,242
60% LAR : 40% CIR	10%	-£28,891,252	-£36,687,099	-£38,763,585	-£38,884,010	-£39,185,071	-£41,009,929	-£42,028,778
60% LAR : 40% CIR	15%	-£31,850,638	-£39,371,061	-£41,448,358	-£41,570,219	-£41,874,868	-£43,702,770	-£44,718,270
60% LAR : 40% CIR	20%	-£34,823,494	-£42,069,001	-£44,163,453	-£44,284,948	-£44,588,685	-£46,411,111	-£47,423,568
60% LAR : 40% CIR	25%	-£37,809,693	-£44,803,930	-£46,893,228	-£47,014,394	-£47,317,310	-£49,134,801	-£50,144,519
60% LAR : 40% CIR	30%	-£40,809,103	-£47,553,284	-£49,637,541	-£49,758,414	-£50,060,597	-£51,873,694	-£52,880,970
60% LAR : 40% CIR	35%	-£43,821,595	-£50,316,418	-£52,396,248	-£52,516,863	-£52,818,403	-£54,627,639	-£55,632,770
60% LAR : 40% CIR	40%	-£46,851,682	-£53,093,196	-£55,169,207	-£55,289,601	-£55,590,584	-£57,396,487	-£58,399,767
60% LAR : 40% CIR	45%	-£49,918,299	-£55,883,482	-£57,956,275	-£58,076,482	-£58,376,997	-£60,214,321	-£61,246,841
60% LAR : 40% CIR	50%	-£52,997,802	-£58,687,138	-£60,806,716	-£60,930,461	-£61,239,823	-£63,095,995	-£64,127,201

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,602,568	-£13,950,797	-£16,042,811	-£16,164,136	-£16,467,449	-£18,287,328	-£19,298,372
60% LAR : 40% CIR	5%	-£8,534,622	-£16,606,402	-£18,690,335	-£18,811,191	-£19,113,333	-£20,926,179	-£21,944,395
60% LAR : 40% CIR	10%	-£11,480,406	-£19,276,253	-£21,352,739	-£21,473,164	-£21,774,225	-£23,599,083	-£24,617,932
60% LAR : 40% CIR	15%	-£14,439,792	-£21,960,215	-£24,037,512	-£24,159,372	-£24,464,022	-£26,291,924	-£27,307,424
60% LAR : 40% CIR	20%	-£17,412,648	-£24,658,155	-£26,752,607	-£26,874,102	-£27,177,839	-£29,000,264	-£30,012,722
60% LAR : 40% CIR	25%	-£20,398,846	-£27,393,084	-£29,482,382	-£29,603,548	-£29,906,463	-£31,723,955	-£32,733,673
60% LAR : 40% CIR	30%	-£23,398,257	-£30,142,437	-£32,226,695	-£32,347,568	-£32,649,751	-£34,462,848	-£35,470,124
60% LAR : 40% CIR	35%	-£26,410,748	-£32,905,572	-£34,985,402	-£35,106,017	-£35,407,557	-£37,216,792	-£38,221,924
60% LAR : 40% CIR	40%	-£29,440,836	-£35,682,350	-£37,758,361	-£37,878,755	-£38,179,738	-£39,985,641	-£40,988,920
60% LAR : 40% CIR	45%	-£32,507,452	-£38,472,635	-£40,545,429	-£40,665,636	-£40,966,151	-£42,803,475	-£43,835,995
60% LAR : 40% CIR	50%	-£35,586,956	-£41,276,292	-£43,395,870	-£43,519,615	-£43,828,977	-£45,685,148	-£46,716,355

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,978,701	£6,630,472	£4,538,458	£4,417,133	£4,113,820	£2,293,941	£1,282,897
60% LAR : 40% CIR	5%	£12,046,647	£3,974,867	£1,890,935	£1,770,078	£1,467,937	-£344,910	-£1,363,126
60% LAR : 40% CIR	10%	£9,100,864	£1,305,016	-£771,470	-£891,895	-£1,192,955	-£3,017,814	-£4,036,663
60% LAR : 40% CIR	15%	£6,141,477	-£1,378,946	-£3,456,243	-£3,578,103	-£3,882,753	-£5,710,655	-£6,726,155
60% LAR : 40% CIR	20%	£3,168,621	-£4,076,886	-£6,171,338	-£6,292,833	-£6,596,570	-£8,418,995	-£9,431,453
60% LAR : 40% CIR	25%	£182,423	-£6,811,814	-£8,901,112	-£9,022,279	-£9,325,194	-£11,142,686	-£12,152,403
60% LAR : 40% CIR	30%	-£2,816,987	-£9,561,168	-£11,645,426	-£11,766,299	-£12,068,481	-£13,881,579	-£14,888,855
60% LAR : 40% CIR	35%	-£5,829,479	-£12,324,303	-£14,404,133	-£14,524,748	-£14,826,288	-£16,635,523	-£17,640,655
60% LAR : 40% CIR	40%	-£8,859,567	-£15,101,081	-£17,177,092	-£17,297,486	-£17,598,469	-£19,404,371	-£20,407,651
60% LAR : 40% CIR	45%	-£11,926,183	-£17,891,366	-£19,964,160	-£20,084,367	-£20,384,882	-£22,222,206	-£23,254,726
60% LAR : 40% CIR	50%	-£15,005,687	-£20,695,023	-£22,814,601	-£22,938,346	-£23,247,708	-£25,103,879	-£26,135,086

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area	Zone B - £900 psf
No Units	150	Sales value inflation	Grow
Site Area	0.27 Ha	Build cost inflation	Grow
		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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,159,110	£5,063,755	£3,574,253	£3,433,182	£3,080,508	£964,462	£1,199,578
60% LAR : 40% CIR	5%	£11,318,348	£3,493,532	£2,009,644	£1,869,105	£1,517,759	-£599,639	-£361,519
60% LAR : 40% CIR	10%	£9,447,851	£1,907,605	£428,878	£288,829	-£62,232	-£2,219,091	-£1,978,497
60% LAR : 40% CIR	15%	£7,562,115	£306,115	-£1,193,774	-£1,337,670	-£1,697,411	-£3,855,853	-£3,616,026
60% LAR : 40% CIR	20%	£5,661,278	-£1,340,459	-£2,855,395	-£2,998,874	-£3,357,573	-£5,509,763	-£5,270,631
60% LAR : 40% CIR	25%	£3,745,484	-£3,022,223	-£4,533,213	-£4,676,318	-£5,034,082	-£7,180,662	-£6,942,153
60% LAR : 40% CIR	30%	£1,814,872	-£4,719,583	-£6,227,074	-£6,369,848	-£6,726,783	-£8,868,389	-£8,630,434
60% LAR : 40% CIR	35%	-£132,406	-£6,432,388	-£7,936,828	-£8,079,312	-£8,435,523	-£10,572,786	-£10,335,312
60% LAR : 40% CIR	40%	-£2,141,257	-£8,160,492	-£9,662,320	-£9,804,556	-£10,160,147	-£12,293,691	-£12,056,631
60% LAR : 40% CIR	45%	-£4,175,571	-£9,903,746	-£11,403,399	-£11,545,429	-£11,900,502	-£14,030,946	-£13,794,230
60% LAR : 40% CIR	50%	-£6,224,576	-£11,662,001	-£13,159,912	-£13,301,775	-£13,656,435	-£15,784,389	-£15,547,950

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-13472435.47	-£21,567,790	-£23,057,293	-£23,198,363	-£23,551,037	-£25,667,084	-£25,431,968
60% LAR : 40% CIR	5%	-£15,313,198	-£23,138,014	-£24,621,901	-£24,762,440	-£25,113,786	-£27,231,184	-£26,993,065
60% LAR : 40% CIR	10%	-£17,183,694	-£24,723,941	-£26,202,667	-£26,342,716	-£26,693,777	-£28,850,637	-£28,610,043
60% LAR : 40% CIR	15%	-£19,069,431	-£26,325,430	-£27,825,320	-£27,969,216	-£28,328,956	-£30,487,399	-£30,247,572
60% LAR : 40% CIR	20%	-£20,970,267	-£27,972,004	-£29,486,940	-£29,630,420	-£29,989,118	-£32,141,308	-£31,902,177
60% LAR : 40% CIR	25%	-£22,886,062	-£29,653,768	-£31,164,759	-£31,307,863	-£31,665,627	-£33,812,207	-£33,573,698
60% LAR : 40% CIR	30%	-£24,816,674	-£31,351,128	-£32,858,620	-£33,001,394	-£33,358,328	-£35,499,935	-£35,261,979
60% LAR : 40% CIR	35%	-£26,763,952	-£33,063,934	-£34,568,373	-£34,710,857	-£35,067,068	-£37,204,332	-£36,966,857
60% LAR : 40% CIR	40%	-£28,772,803	-£34,792,037	-£36,293,866	-£36,436,102	-£36,791,693	-£38,925,237	-£38,688,177
60% LAR : 40% CIR	45%	-£30,807,117	-£36,535,291	-£38,034,944	-£38,176,974	-£38,532,048	-£40,662,491	-£40,425,775
60% LAR : 40% CIR	50%	-£32,856,122	-£38,293,546	-£39,791,458	-£39,933,321	-£40,287,980	-£42,415,934	-£42,179,495

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,437,072	-£10,532,427	-£12,021,929	-£12,163,000	-£12,515,674	-£14,631,720	-£14,396,604
60% LAR : 40% CIR	5%	-£4,277,834	-£12,102,650	-£13,586,537	-£13,727,077	-£14,078,423	-£16,195,821	-£15,957,701
60% LAR : 40% CIR	10%	-£6,148,331	-£13,688,577	-£15,167,304	-£15,307,353	-£15,658,413	-£17,815,273	-£17,574,679
60% LAR : 40% CIR	15%	-£8,034,067	-£15,290,067	-£16,789,956	-£16,933,852	-£17,293,593	-£19,452,035	-£19,212,208
60% LAR : 40% CIR	20%	-£9,934,904	-£16,936,640	-£18,451,576	-£18,595,056	-£18,953,755	-£21,105,945	-£20,866,813
60% LAR : 40% CIR	25%	-£11,850,698	-£18,618,405	-£20,129,395	-£20,272,499	-£20,630,264	-£22,776,844	-£22,538,335
60% LAR : 40% CIR	30%	-£13,781,310	-£20,315,765	-£21,823,256	-£21,966,030	-£22,322,965	-£24,464,571	-£24,226,615
60% LAR : 40% CIR	35%	-£15,728,588	-£22,028,570	-£23,533,009	-£23,675,493	-£24,031,705	-£26,168,968	-£25,931,494
60% LAR : 40% CIR	40%	-£17,737,439	-£23,756,674	-£25,258,502	-£25,400,738	-£25,756,329	-£27,889,873	-£27,652,813
60% LAR : 40% CIR	45%	-£19,771,753	-£25,499,928	-£26,999,580	-£27,141,611	-£27,496,684	-£29,627,128	-£29,390,412
60% LAR : 40% CIR	50%	-£21,820,758	-£27,258,183	-£28,756,094	-£28,897,957	-£29,252,617	-£31,380,571	-£31,144,131

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,135,474	-£5,959,881	-£7,449,384	-£7,590,454	-£7,943,128	-£10,059,175	-£9,824,059
60% LAR : 40% CIR	5%	£294,711	-£7,530,105	-£9,013,992	-£9,154,531	-£9,505,877	-£11,623,275	-£11,385,156
60% LAR : 40% CIR	10%	-£1,575,785	-£9,116,032	-£10,594,758	-£10,734,807	-£11,085,868	-£13,242,728	-£13,002,134
60% LAR : 40% CIR	15%	-£3,461,522	-£10,717,521	-£12,217,410	-£12,361,307	-£12,721,047	-£14,879,489	-£14,639,662
60% LAR : 40% CIR	20%	-£5,362,358	-£12,364,095	-£13,879,031	-£14,022,511	-£14,381,209	-£16,533,399	-£16,294,268
60% LAR : 40% CIR	25%	-£7,278,153	-£14,045,859	-£15,556,850	-£15,699,954	-£16,057,718	-£18,204,298	-£17,965,789
60% LAR : 40% CIR	30%	-£9,208,765	-£15,743,219	-£17,250,711	-£17,393,484	-£17,750,419	-£19,892,026	-£19,654,070
60% LAR : 40% CIR	35%	-£11,156,042	-£17,456,025	-£18,960,464	-£19,102,948	-£19,459,159	-£21,596,422	-£21,358,948
60% LAR : 40% CIR	40%	-£13,164,894	-£19,184,128	-£20,685,957	-£20,828,193	-£21,183,784	-£23,317,327	-£23,080,268
60% LAR : 40% CIR	45%	-£15,199,207	-£20,927,382	-£22,427,035	-£22,569,065	-£22,924,139	-£25,054,582	-£24,817,866
60% LAR : 40% CIR	50%	-£17,248,213	-£22,685,637	-£24,183,548	-£24,325,412	-£24,680,071	-£26,808,025	-£26,571,586

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,540,655	-£554,699	-£2,044,202	-£2,185,272	-£2,537,946	-£4,653,993	-£4,418,877
60% LAR : 40% CIR	5%	£5,699,893	-£2,124,923	-£3,608,810	-£3,749,350	-£4,100,695	-£6,218,093	-£5,979,974
60% LAR : 40% CIR	10%	£3,829,397	-£3,710,850	-£5,189,577	-£5,329,626	-£5,680,686	-£7,837,546	-£7,596,952
60% LAR : 40% CIR	15%	£1,943,660	-£5,312,339	-£6,812,229	-£6,956,125	-£7,315,865	-£9,474,308	-£9,234,481
60% LAR : 40% CIR	20%	£42,824	-£6,958,913	-£8,473,849	-£8,617,329	-£8,976,027	-£11,128,217	-£10,889,086
60% LAR : 40% CIR	25%	-£1,872,971	-£8,640,678	-£10,151,668	-£10,294,772	-£10,652,537	-£12,799,116	-£12,560,608
60% LAR : 40% CIR	30%	-£3,803,583	-£10,338,038	-£11,845,529	-£11,988,303	-£12,345,238	-£14,486,844	-£14,248,888
60% LAR : 40% CIR	35%	-£5,750,861	-£12,050,843	-£13,555,282	-£13,697,766	-£14,053,977	-£16,191,241	-£15,953,767
60% LAR : 40% CIR	40%	-£7,759,712	-£13,778,946	-£15,280,775	-£15,423,011	-£15,778,602	-£17,912,146	-£17,675,086
60% LAR : 40% CIR	45%	-£9,794,026	-£15,522,200	-£17,021,853	-£17,163,883	-£17,518,957	-£19,649,400	-£19,412,684
60% LAR : 40% CIR	50%	-£11,843,031	-£17,280,455	-£18,778,367	-£18,920,230	-£19,274,889	-£21,402,843	-£21,166,404

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats	
No Units	150
Site Area	0.27 Ha

Value Area	Zone B - £950 psf	
Sales value inflation		Grow
Build cost inflation		Grow
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£16,710,896	£8,601,883	£7,112,380	£6,971,311	£6,618,636	£4,502,590	£4,737,705
60% LAR : 40% CIR	5%	£14,695,891	£6,854,754	£5,370,865	£5,230,327	£4,878,981	£2,770,905	£3,005,135
60% LAR : 40% CIR	10%	£12,665,736	£5,091,920	£3,613,193	£3,473,144	£3,123,019	£1,022,273	£1,255,689
60% LAR : 40% CIR	15%	£10,618,393	£3,313,525	£1,839,513	£1,699,909	£1,350,900	-£755,580	-£518,268
60% LAR : 40% CIR	20%	£8,537,776	£1,519,713	£49,970	-£90,590	-£443,899	-£2,591,859	-£2,352,727
60% LAR : 40% CIR	25%	£6,442,201	-£293,788	-£1,797,678	-£1,940,783	-£2,298,547	-£4,445,127	-£4,206,618
60% LAR : 40% CIR	30%	£4,331,808	-£2,166,417	-£3,673,909	-£3,816,683	-£4,173,617	-£6,315,224	-£6,077,267
60% LAR : 40% CIR	35%	£2,206,738	-£4,061,592	-£5,566,031	-£5,708,515	-£6,064,725	-£8,201,990	-£7,964,515
60% LAR : 40% CIR	40%	£67,132	-£5,972,064	-£7,473,893	-£7,616,129	-£7,971,719	-£10,105,263	-£9,868,203
60% LAR : 40% CIR	45%	-£2,136,913	-£7,897,687	-£9,397,340	-£9,539,369	-£9,894,444	-£12,024,887	-£11,788,171
60% LAR : 40% CIR	50%	-£4,371,251	-£9,838,311	-£11,336,222	-£11,478,085	-£11,832,745	-£13,960,699	-£13,724,260

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,920,649	-£18,029,663	-£19,519,165	-£19,660,235	-£20,012,910	-£22,128,956	-£21,893,840
60% LAR : 40% CIR	5%	-£11,935,654	-£19,776,792	-£21,260,680	-£21,401,218	-£21,752,564	-£23,860,641	-£23,626,410
60% LAR : 40% CIR	10%	-£13,965,809	-£21,539,626	-£23,018,352	-£23,158,401	-£23,508,526	-£25,609,272	-£25,375,857
60% LAR : 40% CIR	15%	-£16,013,152	-£23,318,021	-£24,792,033	-£24,931,637	-£25,280,646	-£27,387,125	-£27,149,813
60% LAR : 40% CIR	20%	-£18,093,769	-£25,111,832	-£26,581,576	-£26,722,136	-£27,075,444	-£29,223,404	-£28,984,272
60% LAR : 40% CIR	25%	-£20,189,345	-£26,925,333	-£28,429,223	-£28,572,329	-£28,930,092	-£31,076,672	-£30,838,163
60% LAR : 40% CIR	30%	-£22,299,738	-£28,797,962	-£30,305,454	-£30,448,228	-£30,805,162	-£32,946,769	-£32,708,813
60% LAR : 40% CIR	35%	-£24,424,808	-£30,693,137	-£32,197,576	-£32,340,061	-£32,696,271	-£34,833,535	-£34,596,061
60% LAR : 40% CIR	40%	-£26,564,413	-£32,603,610	-£34,105,438	-£34,247,674	-£34,603,264	-£36,736,809	-£36,499,748
60% LAR : 40% CIR	45%	-£28,768,459	-£34,529,232	-£36,028,885	-£36,170,914	-£36,525,989	-£38,656,433	-£38,419,717
60% LAR : 40% CIR	50%	-£31,002,797	-£36,469,856	-£37,967,768	-£38,109,631	-£38,464,290	-£40,592,244	-£40,355,805

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,114,714	-£6,994,299	-£8,483,801	-£8,624,871	-£8,977,546	-£11,093,592	-£10,858,477
60% LAR : 40% CIR	5%	-£900,291	-£8,741,428	-£10,225,317	-£10,365,855	-£10,717,201	-£12,825,277	-£12,591,046
60% LAR : 40% CIR	10%	-£2,930,446	-£10,504,262	-£11,982,989	-£12,123,038	-£12,473,163	-£14,573,909	-£14,340,493
60% LAR : 40% CIR	15%	-£4,977,789	-£12,282,657	-£13,756,669	-£13,896,273	-£14,245,282	-£16,351,762	-£16,114,450
60% LAR : 40% CIR	20%	-£7,058,405	-£14,076,469	-£15,546,212	-£15,686,772	-£16,040,080	-£18,188,040	-£17,948,909
60% LAR : 40% CIR	25%	-£9,153,981	-£15,889,970	-£17,393,860	-£17,536,965	-£17,894,728	-£20,041,308	-£19,802,799
60% LAR : 40% CIR	30%	-£11,264,374	-£17,762,598	-£19,270,091	-£19,412,865	-£19,769,798	-£21,911,406	-£21,673,449
60% LAR : 40% CIR	35%	-£13,389,444	-£19,657,774	-£21,162,213	-£21,304,697	-£21,660,907	-£23,798,171	-£23,560,697
60% LAR : 40% CIR	40%	-£15,529,049	-£21,568,246	-£23,070,074	-£23,212,310	-£23,567,901	-£25,701,445	-£25,464,385
60% LAR : 40% CIR	45%	-£17,733,095	-£23,493,869	-£24,993,522	-£25,135,551	-£25,490,625	-£27,621,069	-£27,384,353
60% LAR : 40% CIR	50%	-£19,967,433	-£25,434,493	-£26,932,404	-£27,074,267	-£27,428,927	-£29,556,881	-£29,320,441

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,687,260	-£2,421,753	-£3,911,256	-£4,052,325	-£4,405,001	-£6,521,047	-£6,285,931
60% LAR : 40% CIR	5%	£3,672,255	-£4,168,883	-£5,652,771	-£5,793,309	-£6,144,655	-£8,252,732	-£8,018,501
60% LAR : 40% CIR	10%	£1,642,100	-£5,931,717	-£7,410,443	-£7,550,492	-£7,900,617	-£10,001,363	-£9,767,948
60% LAR : 40% CIR	15%	-£405,243	-£7,710,112	-£9,184,124	-£9,323,728	-£9,672,736	-£11,779,216	-£11,541,904
60% LAR : 40% CIR	20%	-£2,485,860	-£9,503,923	-£10,973,667	-£11,114,227	-£11,467,535	-£13,615,495	-£13,376,363
60% LAR : 40% CIR	25%	-£4,581,436	-£11,317,424	-£12,821,314	-£12,964,420	-£13,322,183	-£15,468,763	-£15,230,254
60% LAR : 40% CIR	30%	-£6,691,829	-£13,190,053	-£14,697,545	-£14,840,319	-£15,197,253	-£17,338,860	-£17,100,903
60% LAR : 40% CIR	35%	-£8,816,899	-£15,085,228	-£16,589,667	-£16,732,151	-£17,088,362	-£19,225,626	-£18,988,152
60% LAR : 40% CIR	40%	-£10,956,504	-£16,995,701	-£18,497,529	-£18,639,765	-£18,995,355	-£21,128,900	-£20,891,839
60% LAR : 40% CIR	45%	-£13,160,550	-£18,921,323	-£20,420,976	-£20,563,005	-£20,918,080	-£23,048,523	-£22,811,807
60% LAR : 40% CIR	50%	-£15,394,888	-£20,861,947	-£22,359,859	-£22,501,722	-£22,856,381	-£24,984,335	-£24,747,896

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,092,442	£2,983,428	£1,493,926	£1,352,856	£1,000,181	-£1,115,865	-£880,749
60% LAR : 40% CIR	5%	£9,077,437	£1,236,299	-£247,589	-£388,128	-£739,473	-£2,847,550	-£2,613,319
60% LAR : 40% CIR	10%	£7,047,282	-£526,535	-£2,005,261	-£2,145,310	-£2,495,435	-£4,596,181	-£4,362,766
60% LAR : 40% CIR	15%	£4,999,939	-£2,304,930	-£3,778,942	-£3,918,546	-£4,267,555	-£6,374,035	-£6,136,722
60% LAR : 40% CIR	20%	£2,919,322	-£4,098,742	-£5,568,485	-£5,709,045	-£6,062,353	-£8,210,313	-£7,971,182
60% LAR : 40% CIR	25%	£823,746	-£5,912,242	-£7,416,132	-£7,559,238	-£7,917,001	-£10,063,581	-£9,825,072
60% LAR : 40% CIR	30%	-£1,286,647	-£7,784,871	-£9,292,363	-£9,435,137	-£9,792,071	-£11,933,679	-£11,695,722
60% LAR : 40% CIR	35%	-£3,411,717	-£9,680,046	-£11,184,486	-£11,326,970	-£11,683,180	-£13,820,444	-£13,582,970
60% LAR : 40% CIR	40%	-£5,551,322	-£11,590,519	-£13,092,347	-£13,234,583	-£13,590,173	-£15,723,718	-£15,486,657
60% LAR : 40% CIR	45%	-£7,755,368	-£13,516,142	-£15,015,794	-£15,157,824	-£15,512,898	-£17,643,342	-£17,406,626
60% LAR : 40% CIR	50%	-£9,989,706	-£15,456,766	-£16,954,677	-£17,096,540	-£17,451,199	-£19,579,154	-£19,342,714

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		**Value Area**	**Zone B - £1,000 psf**

No Units	**150**
Site Area	**0.27 Ha**

Sales value inflation	**Grow**
Build cost inflation	**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£20,262,682	£12,140,011	£10,650,508	£10,509,439	£10,156,765	£8,040,717	£8,275,834
60% LAR : 40% CIR	5%	£18,070,088	£10,215,975	£8,732,087	£8,591,549	£8,240,202	£6,132,127	£6,366,357
60% LAR : 40% CIR	10%	£15,862,344	£8,276,235	£6,797,508	£6,657,459	£6,307,334	£4,206,588	£4,440,004
60% LAR : 40% CIR	15%	£13,639,588	£6,320,933	£4,846,921	£4,707,318	£4,358,309	£2,264,258	£2,496,930
60% LAR : 40% CIR	20%	£11,401,959	£4,350,215	£2,880,473	£2,741,273	£2,393,275	£305,290	£537,288
60% LAR : 40% CIR	25%	£9,138,918	£2,364,224	£898,310	£759,474	£412,383	-£1,709,592	-£1,471,083
60% LAR : 40% CIR	30%	£6,848,743	£363,103	-£1,120,743	-£1,263,516	-£1,620,451	-£3,762,058	-£3,524,102
60% LAR : 40% CIR	35%	£4,543,892	-£1,690,794	-£3,195,233	-£3,337,719	-£3,693,929	-£5,831,192	-£5,593,719
60% LAR : 40% CIR	40%	£2,224,506	-£3,783,637	-£5,285,464	-£5,427,701	-£5,783,291	-£7,916,836	-£7,679,775
60% LAR : 40% CIR	45%	-£110,943	-£5,891,628	-£7,391,281	-£7,533,310	-£7,888,385	-£10,018,828	-£9,782,112
60% LAR : 40% CIR	50%	-£2,517,927	-£8,014,621	-£9,512,532	-£9,654,396	-£10,009,055	-£12,137,009	-£11,900,570

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,368,863	-£14,491,535	-£15,981,037	-£16,122,107	-£16,474,781	-£18,590,828	-£18,355,712
60% LAR : 40% CIR	5%	-£8,561,457	-£16,415,571	-£17,899,458	-£18,039,996	-£18,391,343	-£20,499,419	-£20,265,188
60% LAR : 40% CIR	10%	-£10,769,202	-£18,355,310	-£19,834,037	-£19,974,086	-£20,324,211	-£22,424,957	-£22,191,541
60% LAR : 40% CIR	15%	-£12,991,958	-£20,310,612	-£21,784,624	-£21,924,227	-£22,273,236	-£24,367,288	-£24,134,615
60% LAR : 40% CIR	20%	-£15,229,586	-£22,281,331	-£23,751,073	-£23,890,272	-£24,238,270	-£26,326,256	-£26,094,257
60% LAR : 40% CIR	25%	-£17,492,627	-£24,267,322	-£25,733,235	-£25,872,071	-£26,219,162	-£28,341,138	-£28,102,629
60% LAR : 40% CIR	30%	-£19,782,802	-£26,268,442	-£27,752,288	-£27,895,062	-£28,251,997	-£30,393,603	-£30,155,647
60% LAR : 40% CIR	35%	-£22,087,653	-£28,322,340	-£29,826,779	-£29,969,264	-£30,325,474	-£32,462,737	-£32,225,264
60% LAR : 40% CIR	40%	-£24,407,040	-£30,415,182	-£31,917,009	-£32,059,246	-£32,414,836	-£34,548,381	-£34,311,320
60% LAR : 40% CIR	45%	-£26,742,489	-£32,523,174	-£34,022,826	-£34,164,856	-£34,519,930	-£36,650,374	-£36,413,658
60% LAR : 40% CIR	50%	-£29,149,473	-£34,646,167	-£36,144,078	-£36,285,941	-£36,640,601	-£38,768,555	-£38,532,115

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,666,501	-£3,456,171	-£4,945,674	-£5,086,743	-£5,439,417	-£7,555,465	-£7,320,348
60% LAR : 40% CIR	5%	£2,473,906	-£5,380,207	-£6,864,095	-£7,004,633	-£7,355,980	-£9,464,055	-£9,229,824
60% LAR : 40% CIR	10%	£266,162	-£7,319,947	-£8,798,673	-£8,938,722	-£9,288,847	-£11,389,593	-£11,156,178
60% LAR : 40% CIR	15%	-£1,956,594	-£9,275,249	-£10,749,261	-£10,888,864	-£11,237,872	-£13,331,924	-£13,099,252
60% LAR : 40% CIR	20%	-£4,194,222	-£11,245,967	-£12,715,709	-£12,854,908	-£13,202,907	-£15,290,892	-£15,058,894
60% LAR : 40% CIR	25%	-£6,457,264	-£13,231,958	-£14,697,872	-£14,836,708	-£15,183,798	-£17,305,774	-£17,067,265
60% LAR : 40% CIR	30%	-£8,747,438	-£15,233,078	-£16,716,924	-£16,859,698	-£17,216,633	-£19,358,239	-£19,120,283
60% LAR : 40% CIR	35%	-£11,052,289	-£17,286,976	-£18,791,415	-£18,933,900	-£19,290,111	-£21,427,374	-£21,189,901
60% LAR : 40% CIR	40%	-£13,371,676	-£19,379,818	-£20,881,646	-£21,023,883	-£21,379,473	-£23,513,018	-£23,275,957
60% LAR : 40% CIR	45%	-£15,707,125	-£21,487,810	-£22,987,463	-£23,129,492	-£23,484,567	-£25,615,010	-£25,378,294
60% LAR : 40% CIR	50%	-£18,114,109	-£23,610,803	-£25,108,714	-£25,250,577	-£25,605,237	-£27,733,191	-£27,496,752

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,239,046	£1,116,374	-£373,128	-£514,198	-£866,872	-£2,982,919	-£2,747,802
60% LAR : 40% CIR	5%	£7,046,452	-£807,662	-£2,291,549	-£2,432,087	-£2,783,434	-£4,891,510	-£4,657,279
60% LAR : 40% CIR	10%	£4,838,707	-£2,747,401	-£4,226,128	-£4,366,177	-£4,716,302	-£6,817,048	-£6,583,632
60% LAR : 40% CIR	15%	£2,615,951	-£4,702,703	-£6,176,715	-£6,316,318	-£6,665,327	-£8,759,379	-£8,526,706
60% LAR : 40% CIR	20%	£378,323	-£6,673,422	-£8,143,164	-£8,282,363	-£8,630,361	-£10,718,347	-£10,486,348
60% LAR : 40% CIR	25%	-£1,884,718	-£8,659,413	-£10,125,326	-£10,264,162	-£10,611,253	-£12,733,229	-£12,494,720
60% LAR : 40% CIR	30%	-£4,174,893	-£10,660,533	-£12,144,379	-£12,287,153	-£12,644,088	-£14,785,694	-£14,547,738
60% LAR : 40% CIR	35%	-£6,479,744	-£12,714,431	-£14,218,870	-£14,361,355	-£14,717,565	-£16,854,828	-£16,617,355
60% LAR : 40% CIR	40%	-£8,799,131	-£14,807,273	-£16,309,100	-£16,451,337	-£16,806,927	-£18,940,472	-£18,703,411
60% LAR : 40% CIR	45%	-£11,134,579	-£16,915,265	-£18,414,917	-£18,556,947	-£18,912,021	-£21,042,465	-£20,805,749
60% LAR : 40% CIR	50%	-£13,541,564	-£19,038,258	-£20,536,169	-£20,678,032	-£21,032,691	-£23,160,645	-£22,924,206

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,644,228	£6,521,556	£5,032,054	£4,890,984	£4,538,310	£2,422,263	£2,657,379
60% LAR : 40% CIR	5%	£12,451,633	£4,597,520	£3,113,633	£2,973,094	£2,621,748	£513,672	£747,903
60% LAR : 40% CIR	10%	£10,243,889	£2,657,780	£1,179,054	£1,039,005	£688,880	-£1,411,866	-£1,178,450
60% LAR : 40% CIR	15%	£8,021,133	£702,479	-£771,533	-£911,136	-£1,260,145	-£3,354,197	-£3,121,524
60% LAR : 40% CIR	20%	£5,783,505	-£1,268,240	-£2,737,982	-£2,877,181	-£3,225,179	-£5,313,165	-£5,081,166
60% LAR : 40% CIR	25%	£3,520,463	-£3,254,231	-£4,720,144	-£4,858,980	-£5,206,071	-£7,328,047	-£7,089,538
60% LAR : 40% CIR	30%	£1,230,289	-£5,255,351	-£6,739,197	-£6,881,971	-£7,238,906	-£9,380,512	-£9,142,556
60% LAR : 40% CIR	35%	-£1,074,562	-£7,309,249	-£8,813,688	-£8,956,173	-£9,312,383	-£11,449,647	-£11,212,173
60% LAR : 40% CIR	40%	-£3,393,949	-£9,402,091	-£10,903,918	-£11,046,155	-£11,401,746	-£13,535,290	-£13,298,230
60% LAR : 40% CIR	45%	-£5,729,398	-£11,510,083	-£13,009,736	-£13,151,765	-£13,506,839	-£15,637,283	-£15,400,567
60% LAR : 40% CIR	50%	-£8,136,382	-£13,633,076	-£15,130,987	-£15,272,850	-£15,627,510	-£17,755,464	-£17,519,024

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		**Value Area**	**Zone B - £1,050 psf**
No Units	**150**	**Sales value inflation**	**Grow**
Site Area	**0.27 Ha**	**Build cost inflation**	**Grow**
		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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£23,814,469	£15,653,323	£14,186,206	£14,047,256	£13,694,892	£11,578,846	£11,813,962
60% LAR : 40% CIR	5%	£21,444,285	£13,572,432	£12,093,309	£11,952,770	£11,601,424	£9,493,348	£9,727,578
60% LAR : 40% CIR	10%	£19,058,951	£11,460,550	£9,981,824	£9,841,775	£9,491,650	£7,390,904	£7,624,319
60% LAR : 40% CIR	15%	£16,658,606	£9,328,342	£7,854,330	£7,714,727	£7,365,718	£5,271,666	£5,504,339
60% LAR : 40% CIR	20%	£14,243,389	£7,180,718	£5,710,974	£5,571,776	£5,223,778	£3,135,791	£3,367,790
60% LAR : 40% CIR	25%	£11,813,437	£5,017,820	£3,551,906	£3,413,070	£3,065,979	£983,435	£1,214,829
60% LAR : 40% CIR	30%	£9,365,679	£2,839,793	£1,377,272	£1,238,758	£892,471	-£1,208,892	-£970,935
60% LAR : 40% CIR	35%	£6,881,047	£646,780	-£825,181	-£966,921	-£1,323,131	-£3,460,395	-£3,222,921
60% LAR : 40% CIR	40%	£4,381,879	-£1,595,208	-£3,097,036	-£3,239,272	-£3,594,863	-£5,728,408	-£5,491,347
60% LAR : 40% CIR	45%	£1,868,316	-£3,885,569	-£5,385,222	-£5,527,251	-£5,882,325	-£8,012,769	-£7,776,053
60% LAR : 40% CIR	50%	-£669,564	-£6,190,931	-£7,688,842	-£7,830,706	-£8,185,365	-£10,313,319	-£10,076,880

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,817,077	-£10,978,223	-£12,445,340	-£12,584,289	-£12,936,653	-£15,052,700	-£14,817,584
60% LAR : 40% CIR	5%	-£5,187,261	-£13,059,114	-£14,538,236	-£14,678,775	-£15,030,121	-£17,138,198	-£16,903,967
60% LAR : 40% CIR	10%	-£7,572,595	-£15,170,995	-£16,649,722	-£16,789,771	-£17,139,896	-£19,240,642	-£19,007,226
60% LAR : 40% CIR	15%	-£9,972,940	-£17,303,204	-£18,777,216	-£18,916,819	-£19,265,828	-£21,359,879	-£21,127,207
60% LAR : 40% CIR	20%	-£12,388,157	-£19,450,828	-£20,920,571	-£21,059,769	-£21,407,767	-£23,495,754	-£23,263,756
60% LAR : 40% CIR	25%	-£14,818,108	-£21,613,726	-£23,079,639	-£23,218,475	-£23,565,566	-£25,648,110	-£25,416,717
60% LAR : 40% CIR	30%	-£17,265,866	-£23,791,753	-£25,254,274	-£25,392,787	-£25,739,074	-£27,840,438	-£27,602,481
60% LAR : 40% CIR	35%	-£19,750,498	-£25,984,766	-£27,456,727	-£27,598,466	-£27,954,677	-£30,091,941	-£29,854,467
60% LAR : 40% CIR	40%	-£22,249,666	-£28,226,753	-£29,728,582	-£29,870,818	-£30,226,409	-£32,359,954	-£32,122,893
60% LAR : 40% CIR	45%	-£24,763,229	-£30,517,115	-£32,016,768	-£32,158,797	-£32,513,871	-£34,644,314	-£34,407,598
60% LAR : 40% CIR	50%	-£27,301,110	-£32,822,477	-£34,320,388	-£34,462,251	-£34,816,911	-£36,944,865	-£36,708,425

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,218,287	£57,141	-£1,409,976	-£1,548,926	-£1,901,290	-£4,017,336	-£3,782,220
60% LAR : 40% CIR	5%	£5,848,103	-£2,023,750	-£3,502,873	-£3,643,412	-£3,994,758	-£6,102,834	-£5,868,604
60% LAR : 40% CIR	10%	£3,462,769	-£4,135,632	-£5,614,358	-£5,754,407	-£6,104,532	-£8,205,278	-£7,971,862
60% LAR : 40% CIR	15%	£1,062,424	-£6,267,840	-£7,741,852	-£7,881,455	-£8,230,464	-£10,324,516	-£10,091,843
60% LAR : 40% CIR	20%	-£1,352,793	-£8,415,464	-£9,885,207	-£10,024,406	-£10,372,404	-£12,460,390	-£12,228,392
60% LAR : 40% CIR	25%	-£3,782,744	-£10,578,362	-£12,044,276	-£12,183,112	-£12,530,202	-£14,612,746	-£14,381,353
60% LAR : 40% CIR	30%	-£6,230,502	-£12,756,389	-£14,218,910	-£14,357,424	-£14,703,711	-£16,805,074	-£16,567,117
60% LAR : 40% CIR	35%	-£8,715,135	-£14,949,402	-£16,421,363	-£16,563,103	-£16,919,313	-£19,056,577	-£18,819,103
60% LAR : 40% CIR	40%	-£11,214,302	-£17,191,390	-£18,693,218	-£18,835,454	-£19,191,045	-£21,324,590	-£21,087,529
60% LAR : 40% CIR	45%	-£13,727,866	-£19,481,751	-£20,981,404	-£21,123,433	-£21,478,507	-£23,608,950	-£23,372,234
60% LAR : 40% CIR	50%	-£16,265,746	-£21,787,113	-£23,285,024	-£23,426,888	-£23,781,547	-£25,909,501	-£25,673,062

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,790,832	£4,629,686	£3,162,570	£3,023,620	£2,671,256	£555,210	£790,325
60% LAR : 40% CIR	5%	£10,420,648	£2,548,795	£1,069,673	£929,134	£577,788	-£1,530,289	-£1,296,058
60% LAR : 40% CIR	10%	£8,035,314	£436,914	-£1,041,813	-£1,181,862	-£1,531,987	-£3,632,733	-£3,399,317
60% LAR : 40% CIR	15%	£5,634,969	-£1,695,295	-£3,169,307	-£3,308,910	-£3,657,918	-£5,751,970	-£5,519,298
60% LAR : 40% CIR	20%	£3,219,752	-£3,842,919	-£5,312,662	-£5,451,860	-£5,799,858	-£7,887,845	-£7,655,847
60% LAR : 40% CIR	25%	£789,801	-£6,005,817	-£7,471,730	-£7,610,566	-£7,957,657	-£10,040,201	-£9,808,807
60% LAR : 40% CIR	30%	-£1,657,957	-£8,183,844	-£9,646,364	-£9,784,878	-£10,131,165	-£12,232,529	-£11,994,572
60% LAR : 40% CIR	35%	-£4,142,589	-£10,376,857	-£11,848,817	-£11,990,557	-£12,346,768	-£14,484,032	-£14,246,558
60% LAR : 40% CIR	40%	-£6,641,757	-£12,618,844	-£14,120,673	-£14,262,909	-£14,618,500	-£16,752,044	-£16,514,984
60% LAR : 40% CIR	45%	-£9,155,320	-£14,909,206	-£16,408,859	-£16,550,888	-£16,905,961	-£19,036,405	-£18,799,689
60% LAR : 40% CIR	50%	-£11,693,201	-£17,214,568	-£18,712,479	-£18,854,342	-£19,209,002	-£21,336,956	-£21,100,516

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,196,014	£10,034,868	£8,567,751	£8,428,802	£8,076,438	£5,960,391	£6,195,507
60% LAR : 40% CIR	5%	£15,825,830	£7,953,977	£6,474,855	£6,334,315	£5,982,970	£3,874,893	£4,109,124
60% LAR : 40% CIR	10%	£13,440,496	£5,842,096	£4,363,369	£4,223,320	£3,873,195	£1,772,449	£2,005,865
60% LAR : 40% CIR	15%	£11,040,151	£3,709,887	£2,235,875	£2,096,272	£1,747,263	-£346,789	-£114,116
60% LAR : 40% CIR	20%	£8,624,934	£1,562,263	£92,520	-£46,678	-£394,677	-£2,482,663	-£2,250,665
60% LAR : 40% CIR	25%	£6,194,983	-£600,635	-£2,066,548	-£2,205,384	-£2,552,475	-£4,635,019	-£4,403,626
60% LAR : 40% CIR	30%	£3,747,225	-£2,778,662	-£4,241,183	-£4,379,696	-£4,725,983	-£6,827,347	-£6,589,390
60% LAR : 40% CIR	35%	£1,262,593	-£4,971,675	-£6,443,636	-£6,585,376	-£6,941,586	-£9,078,850	-£8,841,376
60% LAR : 40% CIR	40%	-£1,236,575	-£7,213,662	-£8,715,491	-£8,857,727	-£9,213,318	-£11,346,863	-£11,109,802
60% LAR : 40% CIR	45%	-£3,750,138	-£9,504,024	-£11,003,677	-£11,145,706	-£11,500,780	-£13,631,223	-£13,394,507
60% LAR : 40% CIR	50%	-£6,288,019	-£11,809,386	-£13,307,297	-£13,449,160	-£13,803,820	-£15,931,774	-£15,695,334

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area	Zone B - £1,100 psf

No Units	150
Site Area	0.27 Ha

Sales value inflation		Grow
Build cost inflation		Grow
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£27,366,255	£19,148,315	£17,681,198	£17,542,248	£17,194,874	£15,110,630	£15,342,212
60% LAR : 40% CIR	5%	£24,818,482	£16,892,674	£15,431,088	£15,292,661	£14,946,596	£12,854,570	£13,088,800
60% LAR : 40% CIR	10%	£22,255,558	£14,621,565	£13,165,063	£13,026,090	£12,675,965	£10,575,219	£10,808,635
60% LAR : 40% CIR	15%	£19,677,624	£12,335,129	£10,861,739	£10,722,135	£10,373,126	£8,279,075	£8,511,747
60% LAR : 40% CIR	20%	£17,084,817	£10,011,220	£8,541,477	£8,402,278	£8,054,281	£5,966,294	£6,198,293
60% LAR : 40% CIR	25%	£14,477,277	£7,671,416	£6,205,502	£6,066,666	£5,719,575	£3,637,031	£3,868,425
60% LAR : 40% CIR	30%	£11,855,143	£5,316,482	£3,853,962	£3,715,447	£3,369,160	£1,291,443	£1,522,300
60% LAR : 40% CIR	35%	£9,218,202	£2,946,563	£1,487,004	£1,348,770	£1,003,186	-£1,089,598	-£852,745
60% LAR : 40% CIR	40%	£6,539,253	£561,802	-£908,883	-£1,050,845	-£1,406,436	-£3,539,979	-£3,302,919
60% LAR : 40% CIR	45%	£3,845,909	-£1,879,510	-£3,379,163	-£3,521,193	-£3,876,266	-£6,006,710	-£5,769,994
60% LAR : 40% CIR	50%	£1,138,310	-£4,367,241	-£5,865,152	-£6,007,016	-£6,361,674	-£8,489,629	-£8,253,190

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£734,709	-£7,483,230	-£8,950,348	-£9,089,297	-£9,436,671	-£11,520,916	-£11,289,333
60% LAR : 40% CIR	5%	-£1,813,064	-£9,738,871	-£11,200,457	-£11,338,884	-£11,684,950	-£13,776,976	-£13,542,745
60% LAR : 40% CIR	10%	-£4,375,987	-£12,009,980	-£13,466,483	-£13,605,456	-£13,955,581	-£16,056,327	-£15,822,911
60% LAR : 40% CIR	15%	-£6,953,921	-£14,296,417	-£15,769,806	-£15,909,410	-£16,258,419	-£18,352,471	-£18,119,798
60% LAR : 40% CIR	20%	-£9,546,728	-£16,620,325	-£18,090,068	-£18,229,268	-£18,577,265	-£20,665,251	-£20,433,253
60% LAR : 40% CIR	25%	-£12,154,268	-£18,960,130	-£20,426,043	-£20,564,879	-£20,911,970	-£22,994,514	-£22,763,120
60% LAR : 40% CIR	30%	-£14,776,403	-£21,315,063	-£22,777,583	-£22,916,098	-£23,262,385	-£25,340,103	-£25,109,245
60% LAR : 40% CIR	35%	-£17,413,344	-£23,684,982	-£25,144,542	-£25,282,775	-£25,628,359	-£27,721,143	-£27,484,291
60% LAR : 40% CIR	40%	-£20,092,293	-£26,069,743	-£27,540,429	-£27,682,390	-£28,037,981	-£30,171,525	-£29,934,464
60% LAR : 40% CIR	45%	-£22,785,637	-£28,511,055	-£30,010,709	-£30,152,738	-£30,507,812	-£32,638,255	-£32,401,539
60% LAR : 40% CIR	50%	-£25,493,236	-£30,998,787	-£32,496,697	-£32,638,561	-£32,993,220	-£35,121,175	-£34,884,735

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,770,073	£3,552,134	£2,085,016	£1,946,066	£1,598,692	-£485,552	-£253,970
60% LAR : 40% CIR	5%	£9,222,300	£1,296,492	-£165,094	-£303,521	-£649,586	-£2,741,612	-£2,507,382
60% LAR : 40% CIR	10%	£6,659,376	-£974,616	-£2,431,119	-£2,570,092	-£2,920,217	-£5,020,963	-£4,787,547
60% LAR : 40% CIR	15%	£4,081,443	-£3,261,053	-£4,734,443	-£4,874,047	-£5,223,055	-£7,317,107	-£7,084,435
60% LAR : 40% CIR	20%	£1,488,635	-£5,584,961	-£7,054,705	-£7,193,904	-£7,541,901	-£9,629,888	-£9,397,889
60% LAR : 40% CIR	25%	-£1,118,905	-£7,924,766	-£9,390,680	-£9,529,516	-£9,876,606	-£11,959,150	-£11,727,757
60% LAR : 40% CIR	30%	-£3,741,039	-£10,279,700	-£11,742,220	-£11,880,734	-£12,227,021	-£14,304,739	-£14,073,882
60% LAR : 40% CIR	35%	-£6,377,980	-£12,649,618	-£14,109,178	-£14,247,411	-£14,592,996	-£16,685,780	-£16,448,927
60% LAR : 40% CIR	40%	-£9,056,929	-£15,034,380	-£16,505,065	-£16,647,026	-£17,002,618	-£19,136,161	-£18,899,101
60% LAR : 40% CIR	45%	-£11,750,273	-£17,475,691	-£18,975,345	-£19,117,375	-£19,472,448	-£21,602,892	-£21,366,176
60% LAR : 40% CIR	50%	-£14,457,872	-£19,963,423	-£21,461,333	-£21,603,198	-£21,957,856	-£24,085,811	-£23,849,372

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£16,342,618	£8,124,679	£6,657,561	£6,518,612	£6,171,238	£4,086,994	£4,318,576
60% LAR : 40% CIR	5%	£13,794,845	£5,869,038	£4,407,452	£4,269,025	£3,922,960	£1,830,933	£2,065,164
60% LAR : 40% CIR	10%	£11,231,922	£3,597,929	£2,141,427	£2,002,454	£1,652,329	-£448,417	-£215,002
60% LAR : 40% CIR	15%	£8,653,988	£1,311,492	-£161,897	-£301,501	-£650,510	-£2,744,562	-£2,511,889
60% LAR : 40% CIR	20%	£6,061,181	-£1,012,416	-£2,482,159	-£2,621,358	-£2,969,356	-£5,057,342	-£4,825,344
60% LAR : 40% CIR	25%	£3,453,641	-£3,352,221	-£4,818,134	-£4,956,970	-£5,304,061	-£7,386,605	-£7,155,211
60% LAR : 40% CIR	30%	£831,506	-£5,707,154	-£7,169,674	-£7,308,189	-£7,654,476	-£9,732,194	-£9,501,336
60% LAR : 40% CIR	35%	-£1,805,435	-£8,077,073	-£9,536,633	-£9,674,866	-£10,020,450	-£12,113,234	-£11,876,382
60% LAR : 40% CIR	40%	-£4,484,383	-£10,461,834	-£11,932,520	-£12,074,481	-£12,430,072	-£14,563,616	-£14,326,555
60% LAR : 40% CIR	45%	-£7,177,728	-£12,903,146	-£14,402,800	-£14,544,829	-£14,899,903	-£17,030,346	-£16,793,630
60% LAR : 40% CIR	50%	-£9,885,326	-£15,390,878	-£16,888,788	-£17,030,652	-£17,385,311	-£19,513,266	-£19,276,826

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,747,800	£13,529,861	£12,062,743	£11,923,794	£11,576,420	£9,492,175	£9,723,758
60% LAR : 40% CIR	5%	£19,200,027	£11,274,219	£9,812,634	£9,674,206	£9,328,141	£7,236,115	£7,470,346
60% LAR : 40% CIR	10%	£16,637,104	£9,003,111	£7,546,608	£7,407,635	£7,057,510	£4,956,764	£5,190,180
60% LAR : 40% CIR	15%	£14,059,170	£6,716,674	£5,243,285	£5,103,681	£4,754,672	£2,660,620	£2,893,293
60% LAR : 40% CIR	20%	£11,466,363	£4,392,766	£2,923,023	£2,783,823	£2,435,826	£347,840	£579,838
60% LAR : 40% CIR	25%	£8,858,823	£2,052,961	£587,048	£448,212	£101,121	-£1,981,423	-£1,750,030
60% LAR : 40% CIR	30%	£6,236,688	-£301,973	-£1,764,492	-£1,903,007	-£2,249,294	-£4,327,012	-£4,096,155
60% LAR : 40% CIR	35%	£3,599,747	-£2,671,891	-£4,131,451	-£4,269,684	-£4,615,268	-£6,708,052	-£6,471,200
60% LAR : 40% CIR	40%	£920,798	-£5,056,653	-£6,527,338	-£6,669,299	-£7,024,890	-£9,158,434	-£8,921,373
60% LAR : 40% CIR	45%	-£1,772,546	-£7,497,964	-£8,997,618	-£9,139,647	-£9,494,721	-£11,625,164	-£11,388,448
60% LAR : 40% CIR	50%	-£4,480,145	-£9,985,696	-£11,483,606	-£11,625,470	-£11,980,129	-£14,108,084	-£13,871,645

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		**Value Area**	**Zone B - £1,150 psf**

No Units	**150**
Site Area	**0.27 Ha**

Sales value inflation		**Grow**
Build cost inflation		**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£30,918,040	£22,643,307	£21,176,191	£21,037,241	£20,689,867	£18,605,622	£18,837,205
60% LAR : 40% CIR	5%	£28,192,678	£20,212,917	£18,751,330	£18,612,904	£18,266,838	£16,190,444	£16,421,155
60% LAR : 40% CIR	10%	£25,452,165	£17,767,058	£16,310,556	£16,172,611	£15,827,749	£13,758,574	£13,988,482
60% LAR : 40% CIR	15%	£22,696,642	£15,305,873	£13,854,013	£13,716,508	£13,372,744	£11,286,484	£11,519,157
60% LAR : 40% CIR	20%	£19,926,246	£12,829,501	£11,371,980	£11,232,781	£10,884,783	£8,796,797	£9,028,795
60% LAR : 40% CIR	25%	£17,141,117	£10,325,012	£8,859,098	£8,720,262	£8,373,171	£6,290,627	£6,522,021
60% LAR : 40% CIR	30%	£14,341,392	£7,793,171	£6,330,651	£6,192,137	£5,845,851	£3,768,132	£3,998,989
60% LAR : 40% CIR	35%	£11,527,212	£5,246,346	£3,786,787	£3,648,554	£3,302,970	£1,229,465	£1,459,854
60% LAR : 40% CIR	40%	£8,696,626	£2,684,679	£1,227,654	£1,089,660	£744,677	-£1,351,552	-£1,114,491
60% LAR : 40% CIR	45%	£5,823,501	£108,313	-£1,373,104	-£1,515,134	-£1,870,208	-£4,000,651	-£3,763,935
60% LAR : 40% CIR	50%	£2,936,122	-£2,543,551	-£4,041,462	-£4,183,326	-£4,537,984	-£6,665,939	-£6,429,500

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,286,494	-£3,988,238	-£5,455,355	-£5,594,305	-£5,941,679	-£8,025,924	-£7,794,340
60% LAR : 40% CIR	5%	£1,561,133	-£6,418,628	-£7,880,215	-£8,018,641	-£8,364,707	-£10,441,101	-£10,210,391
60% LAR : 40% CIR	10%	-£1,179,380	-£8,864,487	-£10,320,990	-£10,458,935	-£10,803,797	-£12,872,971	-£12,643,063
60% LAR : 40% CIR	15%	-£3,934,903	-£11,325,673	-£12,777,533	-£12,915,038	-£13,258,802	-£15,345,061	-£15,112,389
60% LAR : 40% CIR	20%	-£6,705,299	-£13,802,045	-£15,259,566	-£15,398,765	-£15,746,763	-£17,834,748	-£17,602,750
60% LAR : 40% CIR	25%	-£9,490,428	-£16,306,534	-£17,772,447	-£17,911,283	-£18,258,374	-£20,340,918	-£20,109,524
60% LAR : 40% CIR	30%	-£12,290,153	-£18,838,374	-£20,300,894	-£20,439,409	-£20,785,695	-£22,863,413	-£22,632,556
60% LAR : 40% CIR	35%	-£15,104,333	-£21,385,200	-£22,844,758	-£22,982,991	-£23,328,576	-£25,402,080	-£25,171,691
60% LAR : 40% CIR	40%	-£17,934,919	-£23,946,867	-£25,403,892	-£25,541,885	-£25,886,868	-£27,983,097	-£27,746,037
60% LAR : 40% CIR	45%	-£20,808,045	-£26,523,232	-£28,004,649	-£28,146,679	-£28,501,753	-£30,632,196	-£30,395,480
60% LAR : 40% CIR	50%	-£23,695,423	-£29,175,097	-£30,673,007	-£30,814,871	-£31,169,530	-£33,297,485	-£33,061,046

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,321,858	£7,047,125	£5,580,009	£5,441,059	£5,093,685	£3,009,440	£3,241,023
60% LAR : 40% CIR	5%	£12,596,496	£4,616,735	£3,155,148	£3,016,722	£2,670,656	£594,263	£824,973
60% LAR : 40% CIR	10%	£9,855,984	£2,170,876	£714,374	£576,429	£231,567	-£1,837,608	-£1,607,700
60% LAR : 40% CIR	15%	£7,100,460	-£290,309	-£1,742,169	-£1,879,674	-£2,223,438	-£4,309,698	-£4,077,025
60% LAR : 40% CIR	20%	£4,330,065	-£2,766,681	-£4,224,202	-£4,363,401	-£4,711,399	-£6,799,385	-£6,567,386
60% LAR : 40% CIR	25%	£1,544,935	-£5,271,170	-£6,737,084	-£6,875,920	-£7,223,010	-£9,305,554	-£9,074,161
60% LAR : 40% CIR	30%	-£1,254,790	-£7,803,010	-£9,265,530	-£9,404,045	-£9,750,331	-£11,828,050	-£11,597,193
60% LAR : 40% CIR	35%	-£4,068,970	-£10,349,836	-£11,809,394	-£11,947,628	-£12,293,212	-£14,366,717	-£14,136,328
60% LAR : 40% CIR	40%	-£6,899,555	-£12,911,503	-£14,368,528	-£14,506,521	-£14,851,505	-£16,947,734	-£16,710,673
60% LAR : 40% CIR	45%	-£9,772,681	-£15,487,868	-£16,969,286	-£17,111,316	-£17,466,389	-£19,596,833	-£19,360,117
60% LAR : 40% CIR	50%	-£12,660,060	-£18,139,733	-£19,637,644	-£19,779,508	-£20,134,166	-£22,262,121	-£22,025,682

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£19,894,404	£11,619,671	£10,152,554	£10,013,605	£9,666,231	£7,581,985	£7,813,569
60% LAR : 40% CIR	5%	£17,169,042	£9,189,281	£7,727,694	£7,589,268	£7,243,202	£5,166,808	£5,397,518
60% LAR : 40% CIR	10%	£14,428,529	£6,743,422	£5,286,919	£5,148,975	£4,804,112	£2,734,938	£2,964,846
60% LAR : 40% CIR	15%	£11,673,006	£4,282,236	£2,830,376	£2,692,871	£2,349,107	£262,848	£495,520
60% LAR : 40% CIR	20%	£8,902,610	£1,805,865	£348,344	£209,144	-£138,854	-£2,226,839	-£1,994,841
60% LAR : 40% CIR	25%	£6,117,481	-£698,625	-£2,164,538	-£2,303,374	-£2,650,465	-£4,733,009	-£4,501,615
60% LAR : 40% CIR	30%	£3,317,756	-£3,230,465	-£4,692,985	-£4,831,500	-£5,177,786	-£7,255,504	-£7,024,647
60% LAR : 40% CIR	35%	£503,576	-£5,777,290	-£7,236,849	-£7,375,082	-£7,720,667	-£9,794,171	-£9,563,782
60% LAR : 40% CIR	40%	-£2,327,010	-£8,338,958	-£9,795,983	-£9,933,976	-£10,278,959	-£12,375,188	-£12,138,127
60% LAR : 40% CIR	45%	-£5,200,136	-£10,915,323	-£12,396,740	-£12,538,770	-£12,893,844	-£15,024,287	-£14,787,571
60% LAR : 40% CIR	50%	-£8,087,514	-£13,567,188	-£15,065,098	-£15,206,962	-£15,561,621	-£17,689,576	-£17,453,136

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£25,299,585	£17,024,853	£15,557,736	£15,418,786	£15,071,412	£12,987,167	£13,218,751
60% LAR : 40% CIR	5%	£22,574,224	£14,594,463	£13,132,876	£12,994,450	£12,648,384	£10,571,990	£10,802,700
60% LAR : 40% CIR	10%	£19,833,711	£12,148,603	£10,692,101	£10,554,156	£10,209,294	£8,140,120	£8,370,027
60% LAR : 40% CIR	15%	£17,078,188	£9,687,418	£8,235,558	£8,098,053	£7,754,289	£5,668,030	£5,900,702
60% LAR : 40% CIR	20%	£14,307,792	£7,211,046	£5,753,525	£5,614,326	£5,266,328	£3,178,342	£3,410,341
60% LAR : 40% CIR	25%	£11,522,663	£4,706,557	£3,240,644	£3,101,808	£2,754,717	£672,173	£903,566
60% LAR : 40% CIR	30%	£8,722,938	£2,174,717	£712,197	£573,682	£227,396	-£1,850,323	-£1,619,465
60% LAR : 40% CIR	35%	£5,908,758	-£372,109	-£1,831,667	-£1,969,900	-£2,315,485	-£4,388,990	-£4,158,601
60% LAR : 40% CIR	40%	£3,078,172	-£2,933,776	-£4,390,801	-£4,528,794	-£4,873,777	-£6,970,006	-£6,732,946
60% LAR : 40% CIR	45%	£205,046	-£5,510,141	-£6,991,558	-£7,133,588	-£7,488,662	-£9,619,106	-£9,382,390
60% LAR : 40% CIR	50%	-£2,682,333	-£8,162,006	-£9,659,916	-£9,801,780	-£10,156,439	-£12,284,394	-£12,047,955

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats

Value Area **Zone B - £1,200 psf**

No Units	**150**
Site Area	**0.27 Ha**

Sales value inflation		**Grow**
Build cost inflation		**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£34,451,871	£26,138,300	£24,671,183	£24,532,234	£24,184,859	£22,100,615	£22,332,197
60% LAR : 40% CIR	5%	£31,566,523	£23,533,159	£22,071,574	£21,933,146	£21,587,081	£19,510,687	£19,741,398
60% LAR : 40% CIR	10%	£28,648,773	£20,912,552	£19,456,049	£19,318,105	£18,973,241	£16,904,067	£17,133,976
60% LAR : 40% CIR	15%	£25,715,660	£18,276,616	£16,824,757	£16,687,251	£16,343,488	£14,280,907	£14,510,082
60% LAR : 40% CIR	20%	£22,767,675	£15,625,494	£14,177,840	£14,040,734	£13,697,966	£11,627,299	£11,859,297
60% LAR : 40% CIR	25%	£19,804,956	£12,959,330	£11,512,694	£11,373,858	£11,026,768	£8,944,223	£9,175,617
60% LAR : 40% CIR	30%	£16,827,643	£10,269,862	£8,807,341	£8,668,827	£8,322,540	£6,244,821	£6,475,680
60% LAR : 40% CIR	35%	£13,835,873	£7,546,129	£6,086,570	£5,948,337	£5,602,752	£3,529,248	£3,759,638
60% LAR : 40% CIR	40%	£10,829,786	£4,807,556	£3,350,531	£3,212,537	£2,867,554	£797,658	£1,027,647
60% LAR : 40% CIR	45%	£7,801,093	£2,054,284	£599,368	£461,576	£117,095	-£1,994,592	-£1,757,876
60% LAR : 40% CIR	50%	£4,733,933	-£724,430	-£2,217,772	-£2,359,636	-£2,714,295	-£4,842,250	-£4,605,810

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,820,326	-£493,245	-£1,960,362	-£2,099,312	-£2,446,687	-£4,530,931	-£4,299,349
60% LAR : 40% CIR	5%	£4,934,978	-£3,098,386	-£4,559,972	-£4,698,399	-£5,044,464	-£7,120,859	-£6,890,147
60% LAR : 40% CIR	10%	£2,017,227	-£5,718,994	-£7,175,496	-£7,313,441	-£7,658,304	-£9,727,479	-£9,497,570
60% LAR : 40% CIR	15%	-£915,885	-£8,354,930	-£9,806,789	-£9,944,295	-£10,288,058	-£12,350,639	-£12,121,463
60% LAR : 40% CIR	20%	-£3,863,871	-£11,006,051	-£12,453,705	-£12,590,812	-£12,933,579	-£15,004,247	-£14,772,248
60% LAR : 40% CIR	25%	-£6,826,589	-£13,672,216	-£15,118,851	-£15,257,687	-£15,604,778	-£17,687,322	-£17,455,928
60% LAR : 40% CIR	30%	-£9,803,903	-£16,361,684	-£17,824,205	-£17,962,718	-£18,309,005	-£20,386,724	-£20,155,866
60% LAR : 40% CIR	35%	-£12,795,672	-£19,085,416	-£20,544,975	-£20,683,209	-£21,028,793	-£23,102,298	-£22,871,908
60% LAR : 40% CIR	40%	-£15,801,760	-£21,823,990	-£23,281,015	-£23,419,008	-£23,763,991	-£25,833,888	-£25,603,899
60% LAR : 40% CIR	45%	-£18,830,452	-£24,577,261	-£26,032,177	-£26,169,969	-£26,514,450	-£28,626,138	-£28,389,422
60% LAR : 40% CIR	50%	-£21,897,612	-£27,355,975	-£28,849,317	-£28,991,181	-£29,345,840	-£31,473,795	-£31,237,356

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,855,689	£10,542,118	£9,075,002	£8,936,052	£8,588,677	£6,504,433	£6,736,015
60% LAR : 40% CIR	5%	£15,970,341	£7,936,978	£6,475,392	£6,336,965	£5,990,900	£3,914,505	£4,145,216
60% LAR : 40% CIR	10%	£13,052,591	£5,316,370	£3,859,867	£3,721,923	£3,377,060	£1,307,885	£1,537,794
60% LAR : 40% CIR	15%	£10,119,478	£2,680,434	£1,228,575	£1,091,069	£747,306	-£1,315,275	-£1,086,100
60% LAR : 40% CIR	20%	£7,171,493	£29,313	-£1,418,341	-£1,555,448	-£1,898,215	-£3,968,883	-£3,736,885
60% LAR : 40% CIR	25%	£4,208,774	-£2,636,852	-£4,083,488	-£4,222,323	-£4,569,414	-£6,651,958	-£6,420,565
60% LAR : 40% CIR	30%	£1,231,461	-£5,326,320	-£6,788,841	-£6,927,355	-£7,273,642	-£9,351,361	-£9,120,502
60% LAR : 40% CIR	35%	-£1,760,309	-£8,050,052	-£9,509,612	-£9,647,845	-£9,993,430	-£12,066,934	-£11,836,544
60% LAR : 40% CIR	40%	-£4,766,396	-£10,788,626	-£12,245,651	-£12,383,645	-£12,728,628	-£14,798,524	-£14,568,535
60% LAR : 40% CIR	45%	-£7,795,089	-£13,541,897	-£14,996,814	-£15,134,606	-£15,479,087	-£17,590,774	-£17,354,058
60% LAR : 40% CIR	50%	-£10,862,249	-£16,320,611	-£17,813,954	-£17,955,818	-£18,310,476	-£20,438,431	-£20,201,992

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£23,428,235	£15,114,664	£13,647,547	£13,508,597	£13,161,222	£11,076,978	£11,308,561
60% LAR : 40% CIR	5%	£20,542,887	£12,509,523	£11,047,937	£10,909,510	£10,563,445	£8,487,050	£8,717,762
60% LAR : 40% CIR	10%	£17,625,136	£9,888,915	£8,432,413	£8,294,468	£7,949,605	£5,880,431	£6,110,339
60% LAR : 40% CIR	15%	£14,692,024	£7,252,979	£5,801,120	£5,663,614	£5,319,852	£3,257,270	£3,486,446
60% LAR : 40% CIR	20%	£11,744,038	£4,601,858	£3,154,204	£3,017,098	£2,674,330	£603,662	£835,661
60% LAR : 40% CIR	25%	£8,781,320	£1,935,694	£489,058	£350,222	£3,131	-£2,079,413	-£1,848,019
60% LAR : 40% CIR	30%	£5,804,006	-£753,775	-£2,216,296	-£2,354,809	-£2,701,096	-£4,778,815	-£4,547,957
60% LAR : 40% CIR	35%	£2,812,237	-£3,477,507	-£4,937,066	-£5,075,300	-£5,420,884	-£7,494,389	-£7,263,999
60% LAR : 40% CIR	40%	-£193,851	-£6,216,081	-£7,673,106	-£7,811,099	-£8,156,082	-£10,225,978	-£9,995,990
60% LAR : 40% CIR	45%	-£3,222,543	-£8,969,352	-£10,424,268	-£10,562,060	-£10,906,541	-£13,018,229	-£12,781,513
60% LAR : 40% CIR	50%	-£6,289,703	-£11,748,066	-£13,241,408	-£13,383,272	-£13,737,931	-£15,865,886	-£15,629,447

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£28,833,416	£20,519,846	£19,052,729	£18,913,779	£18,566,404	£16,482,160	£16,713,742
60% LAR : 40% CIR	5%	£25,948,069	£17,914,705	£16,453,119	£16,314,692	£15,968,627	£13,892,232	£14,122,943
60% LAR : 40% CIR	10%	£23,030,318	£15,294,097	£13,837,595	£13,699,650	£13,354,787	£11,285,612	£11,515,521
60% LAR : 40% CIR	15%	£20,097,205	£12,658,161	£11,206,302	£11,068,796	£10,725,033	£8,662,452	£8,891,628
60% LAR : 40% CIR	20%	£17,149,220	£10,007,040	£8,559,386	£8,422,279	£8,079,512	£6,008,844	£6,240,843
60% LAR : 40% CIR	25%	£14,186,502	£7,340,875	£5,894,240	£5,755,404	£5,408,313	£3,325,769	£3,557,162
60% LAR : 40% CIR	30%	£11,209,188	£4,651,407	£3,188,886	£3,050,372	£2,704,085	£626,367	£857,225
60% LAR : 40% CIR	35%	£8,217,419	£1,927,675	£468,115	£329,882	-£15,702	-£2,089,207	-£1,858,817
60% LAR : 40% CIR	40%	£5,211,331	-£810,899	-£2,267,924	-£2,405,917	-£2,750,900	-£4,820,797	-£4,590,808
60% LAR : 40% CIR	45%	£2,182,639	-£3,564,170	-£5,019,086	-£5,156,878	-£5,501,360	-£7,613,047	-£7,376,331
60% LAR : 40% CIR	50%	-£884,521	-£6,342,884	-£7,836,226	-£7,978,091	-£8,332,749	-£10,460,704	-£10,224,265

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats	
Value Area	Zone B - £1,250 psf

No Units	150
Site Area	0.27 Ha

Sales value inflation		Grow
Build cost inflation		Grow
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£37,971,132	£29,633,292	£28,166,175	£28,027,226	£27,679,852	£25,595,606	£25,827,190
60% LAR : 40% CIR	5%	£34,909,821	£26,853,403	£25,391,816	£25,253,390	£24,907,324	£22,830,930	£23,061,640
60% LAR : 40% CIR	10%	£31,833,588	£24,058,044	£22,601,542	£22,463,597	£22,118,735	£20,049,561	£20,279,468
60% LAR : 40% CIR	15%	£28,734,678	£21,247,359	£19,795,500	£19,657,995	£19,314,231	£17,251,651	£17,480,826
60% LAR : 40% CIR	20%	£25,609,104	£18,421,489	£16,973,835	£16,836,727	£16,493,960	£14,437,354	£14,665,865
60% LAR : 40% CIR	25%	£22,468,796	£15,580,575	£14,136,693	£13,999,943	£13,658,069	£11,597,820	£11,829,213
60% LAR : 40% CIR	30%	£19,313,893	£12,724,758	£11,284,031	£11,145,516	£10,799,229	£8,721,512	£8,952,369
60% LAR : 40% CIR	35%	£16,144,534	£9,845,913	£8,386,354	£8,248,120	£7,902,536	£5,829,031	£6,059,420
60% LAR : 40% CIR	40%	£12,960,857	£6,930,432	£5,473,407	£5,335,414	£4,990,431	£2,920,535	£3,150,524
60% LAR : 40% CIR	45%	£9,763,002	£4,000,255	£2,545,339	£2,407,546	£2,063,065	-£3,882	£225,831
60% LAR : 40% CIR	50%	£6,531,744	£1,055,523	-£403,771	-£543,502	-£892,832	-£3,018,560	-£2,782,120

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,339,586	£3,001,746	£1,534,630	£1,395,680	£1,048,306	-£1,035,939	-£804,356
60% LAR : 40% CIR	5%	£8,278,276	£221,857	-£1,239,730	-£1,378,156	-£1,724,222	-£3,800,616	-£3,569,905
60% LAR : 40% CIR	10%	£5,202,043	-£2,573,501	-£4,030,004	-£4,167,948	-£4,512,810	-£6,581,985	-£6,352,077
60% LAR : 40% CIR	15%	£2,103,132	-£5,384,187	-£6,836,046	-£6,973,551	-£7,317,315	-£9,379,895	-£9,150,719
60% LAR : 40% CIR	20%	-£1,022,441	-£8,210,057	-£9,657,711	-£9,794,818	-£10,137,586	-£12,194,192	-£11,965,680
60% LAR : 40% CIR	25%	-£4,162,749	-£11,050,971	-£12,494,853	-£12,631,603	-£12,973,477	-£15,033,726	-£14,802,332
60% LAR : 40% CIR	30%	-£7,317,652	-£13,906,787	-£15,347,514	-£15,486,029	-£15,832,316	-£17,910,034	-£17,679,177
60% LAR : 40% CIR	35%	-£10,487,011	-£16,785,632	-£18,245,192	-£18,383,425	-£18,729,010	-£20,802,514	-£20,572,125
60% LAR : 40% CIR	40%	-£13,670,688	-£19,701,113	-£21,158,138	-£21,296,131	-£21,641,115	-£23,711,011	-£23,481,022
60% LAR : 40% CIR	45%	-£16,868,543	-£22,631,291	-£24,086,206	-£24,223,999	-£24,568,480	-£26,635,427	-£26,405,714
60% LAR : 40% CIR	50%	-£20,099,801	-£25,576,023	-£27,035,316	-£27,175,048	-£27,524,377	-£29,650,105	-£29,413,666

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, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£22,374,950	£14,037,110	£12,569,993	£12,431,044	£12,083,670	£9,999,425	£10,231,008
60% LAR : 40% CIR	5%	£19,313,640	£11,257,221	£9,795,634	£9,657,208	£9,311,142	£7,234,748	£7,465,458
60% LAR : 40% CIR	10%	£16,237,406	£8,461,863	£7,005,360	£6,867,415	£6,522,553	£4,453,379	£4,683,286
60% LAR : 40% CIR	15%	£13,138,496	£5,651,177	£4,199,318	£4,061,813	£3,718,049	£1,655,469	£1,884,644
60% LAR : 40% CIR	20%	£10,012,922	£2,825,307	£1,377,653	£1,240,546	£897,778	-£1,158,828	-£930,317
60% LAR : 40% CIR	25%	£6,872,614	-£15,607	-£1,459,489	-£1,596,239	-£1,938,113	-£3,998,362	-£3,766,969
60% LAR : 40% CIR	30%	£3,717,711	-£2,871,423	-£4,312,151	-£4,450,666	-£4,796,952	-£6,874,670	-£6,643,813
60% LAR : 40% CIR	35%	£548,352	-£5,750,269	-£7,209,828	-£7,348,062	-£7,693,646	-£9,767,151	-£9,536,762
60% LAR : 40% CIR	40%	-£2,635,325	-£8,665,749	-£10,122,774	-£10,260,768	-£10,605,751	-£12,675,647	-£12,445,658
60% LAR : 40% CIR	45%	-£5,833,180	-£11,595,927	-£13,050,842	-£13,188,636	-£13,533,117	-£15,600,063	-£15,370,351
60% LAR : 40% CIR	50%	-£9,064,438	-£14,540,659	-£15,999,953	-£16,139,684	-£16,489,014	-£18,614,742	-£18,378,302

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£26,947,495	£18,609,656	£17,142,539	£17,003,589	£16,656,215	£14,571,970	£14,803,553
60% LAR : 40% CIR	5%	£23,886,185	£15,829,766	£14,368,179	£14,229,753	£13,883,687	£11,807,293	£12,038,004
60% LAR : 40% CIR	10%	£20,809,952	£13,034,408	£11,577,905	£11,439,961	£11,095,099	£9,025,924	£9,255,832
60% LAR : 40% CIR	15%	£17,711,041	£10,223,722	£8,771,863	£8,634,358	£8,290,595	£6,228,014	£6,457,190
60% LAR : 40% CIR	20%	£14,585,468	£7,397,852	£5,950,199	£5,813,091	£5,470,323	£3,413,718	£3,642,229
60% LAR : 40% CIR	25%	£11,445,160	£4,556,938	£3,113,056	£2,976,306	£2,634,432	£574,183	£805,577
60% LAR : 40% CIR	30%	£8,290,257	£1,701,122	£260,395	£121,880	-£224,407	-£2,302,125	-£2,071,267
60% LAR : 40% CIR	35%	£5,120,898	-£1,177,723	-£2,637,283	-£2,775,516	-£3,121,101	-£5,194,605	-£4,964,216
60% LAR : 40% CIR	40%	£1,937,221	-£4,093,204	-£5,550,229	-£5,688,222	-£6,033,205	-£8,103,102	-£7,873,113
60% LAR : 40% CIR	45%	-£1,260,634	-£7,023,382	-£8,478,297	-£8,616,090	-£8,960,571	-£11,027,518	-£10,797,805
60% LAR : 40% CIR	50%	-£4,491,892	-£9,968,114	-£11,427,407	-£11,567,139	-£11,916,468	-£14,042,196	-£13,805,757

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£32,352,677	£24,014,837	£22,547,721	£22,408,771	£22,061,397	£19,977,152	£20,208,735
60% LAR : 40% CIR	5%	£29,291,367	£21,234,948	£19,773,361	£19,634,935	£19,288,869	£17,212,475	£17,443,186
60% LAR : 40% CIR	10%	£26,215,134	£18,439,590	£16,983,087	£16,845,143	£16,500,281	£14,431,106	£14,661,014
60% LAR : 40% CIR	15%	£23,116,223	£15,628,904	£14,177,045	£14,039,540	£13,695,776	£11,633,196	£11,862,372
60% LAR : 40% CIR	20%	£19,990,650	£12,803,034	£11,355,380	£11,218,273	£10,875,505	£8,818,899	£9,047,411
60% LAR : 40% CIR	25%	£16,850,341	£9,962,120	£8,518,238	£8,381,488	£8,039,614	£5,979,365	£6,210,759
60% LAR : 40% CIR	30%	£13,695,438	£7,106,304	£5,665,577	£5,527,062	£5,180,775	£3,103,057	£3,333,914
60% LAR : 40% CIR	35%	£10,526,080	£4,227,458	£2,767,899	£2,629,666	£2,284,081	£210,577	£440,966
60% LAR : 40% CIR	40%	£7,342,403	£1,311,978	-£145,047	-£283,040	-£628,024	-£2,697,920	-£2,467,931
60% LAR : 40% CIR	45%	£4,144,547	-£1,618,200	-£3,073,115	-£3,210,908	-£3,555,389	-£5,622,336	-£5,392,623
60% LAR : 40% CIR	50%	£913,290	-£4,562,932	-£6,022,225	-£6,161,957	-£6,511,286	-£8,637,014	-£8,400,575

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats

Value Area	Zone B - £1,300 psf

No Units	150
Site Area	0.27 Ha

Sales value inflation		Grow
Build cost inflation		Grow
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£41,490,392	£33,128,285	£31,661,168	£31,522,218	£31,174,844	£29,090,599	£29,322,182
60% LAR : 40% CIR	5%	£38,253,118	£30,173,645	£28,712,059	£28,573,633	£28,227,567	£26,151,173	£26,381,883
60% LAR : 40% CIR	10%	£35,000,923	£27,203,538	£25,747,035	£25,609,091	£25,264,228	£23,195,053	£23,424,962
60% LAR : 40% CIR	15%	£31,733,941	£24,218,103	£22,766,244	£22,628,738	£22,284,975	£20,222,394	£20,451,569
60% LAR : 40% CIR	20%	£28,450,533	£21,217,482	£19,769,828	£19,632,722	£19,289,953	£17,233,347	£17,461,860
60% LAR : 40% CIR	25%	£25,132,635	£18,201,819	£16,757,937	£16,621,186	£16,279,313	£14,228,067	£14,455,984
60% LAR : 40% CIR	30%	£21,800,143	£15,171,254	£13,730,713	£13,594,280	£13,253,197	£11,198,201	£11,429,058
60% LAR : 40% CIR	35%	£18,453,195	£12,125,927	£10,686,137	£10,547,903	£10,202,319	£8,128,815	£8,359,204
60% LAR : 40% CIR	40%	£15,091,929	£9,053,309	£7,596,284	£7,458,291	£7,113,308	£5,043,412	£5,273,400
60% LAR : 40% CIR	45%	£11,716,484	£5,946,225	£4,491,309	£4,353,516	£4,009,035	£1,942,147	£2,171,801
60% LAR : 40% CIR	50%	£8,327,000	£2,824,586	£1,371,362	£1,233,729	£889,651	-£1,194,870	-£959,863

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,858,847	£6,496,739	£5,029,623	£4,890,673	£4,543,299	£2,459,054	£2,690,636
60% LAR : 40% CIR	5%	£11,621,573	£3,542,100	£2,080,514	£1,942,088	£1,596,021	-£480,372	-£249,662
60% LAR : 40% CIR	10%	£8,369,377	£571,993	-£884,510	-£1,022,455	-£1,367,318	-£3,436,492	-£3,206,584
60% LAR : 40% CIR	15%	£5,102,396	-£2,413,443	-£3,865,302	-£4,002,808	-£4,346,570	-£6,409,152	-£6,179,976
60% LAR : 40% CIR	20%	£1,818,987	-£5,414,063	-£6,861,717	-£6,998,824	-£7,341,592	-£9,398,198	-£9,169,686
60% LAR : 40% CIR	25%	-£1,498,911	-£8,429,727	-£9,873,609	-£10,010,359	-£10,352,233	-£12,403,478	-£12,175,562
60% LAR : 40% CIR	30%	-£4,831,402	-£11,460,292	-£12,900,833	-£13,037,265	-£13,378,348	-£15,433,345	-£15,202,487
60% LAR : 40% CIR	35%	-£8,178,350	-£14,505,618	-£15,945,408	-£16,083,643	-£16,429,226	-£18,502,731	-£18,272,342
60% LAR : 40% CIR	40%	-£11,539,617	-£17,578,236	-£19,035,261	-£19,173,254	-£19,518,238	-£21,588,134	-£21,358,145
60% LAR : 40% CIR	45%	-£14,915,061	-£20,685,321	-£22,140,236	-£22,278,029	-£22,622,510	-£24,689,398	-£24,459,744
60% LAR : 40% CIR	50%	-£18,304,546	-£23,806,960	-£25,260,184	-£25,397,816	-£25,741,895	-£27,826,415	-£27,591,408

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£25,894,210	£17,532,103	£16,064,986	£15,926,037	£15,578,663	£13,494,417	£13,726,000
60% LAR : 40% CIR	5%	£22,656,937	£14,577,463	£13,115,877	£12,977,451	£12,631,385	£10,554,991	£10,785,702
60% LAR : 40% CIR	10%	£19,404,741	£11,607,356	£10,150,854	£10,012,909	£9,668,046	£7,598,871	£7,828,780
60% LAR : 40% CIR	15%	£16,137,759	£8,621,921	£7,170,062	£7,032,556	£6,688,793	£4,626,212	£4,855,387
60% LAR : 40% CIR	20%	£12,854,351	£5,621,300	£4,173,647	£4,036,540	£3,693,771	£1,637,166	£1,865,678
60% LAR : 40% CIR	25%	£9,536,453	£2,605,637	£1,161,755	£1,025,005	£683,131	-£1,368,114	-£1,140,198
60% LAR : 40% CIR	30%	£6,203,962	-£424,928	-£1,865,469	-£2,001,901	-£2,342,984	-£4,397,981	-£4,167,124
60% LAR : 40% CIR	35%	£2,857,013	-£3,470,254	-£4,910,045	-£5,048,279	-£5,393,863	-£7,467,367	-£7,236,978
60% LAR : 40% CIR	40%	-£504,253	-£6,542,873	-£7,999,898	-£8,137,891	-£8,482,874	-£10,552,770	-£10,322,781
60% LAR : 40% CIR	45%	-£3,879,698	-£9,649,957	-£11,104,872	-£11,242,665	-£11,587,147	-£13,654,035	-£13,424,381
60% LAR : 40% CIR	50%	-£7,269,182	-£12,771,596	-£14,224,820	-£14,362,453	-£14,706,531	-£16,791,052	-£16,556,044

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£30,466,756	£22,104,648	£20,637,532	£20,498,582	£20,151,208	£18,066,963	£18,298,545
60% LAR : 40% CIR	5%	£27,229,482	£19,150,009	£17,688,423	£17,549,997	£17,203,930	£15,127,537	£15,358,247
60% LAR : 40% CIR	10%	£23,977,286	£16,179,902	£14,723,399	£14,585,454	£14,240,591	£12,171,417	£12,401,326
60% LAR : 40% CIR	15%	£20,710,305	£13,194,466	£11,742,607	£11,605,102	£11,261,339	£9,198,757	£9,427,933
60% LAR : 40% CIR	20%	£17,426,896	£10,193,846	£8,746,192	£8,609,085	£8,266,317	£6,209,711	£6,438,223
60% LAR : 40% CIR	25%	£14,108,999	£7,178,182	£5,734,300	£5,597,550	£5,255,676	£3,204,431	£3,432,347
60% LAR : 40% CIR	30%	£10,776,507	£4,147,617	£2,707,076	£2,570,644	£2,229,561	£174,564	£405,422
60% LAR : 40% CIR	35%	£7,429,559	£1,102,291	-£337,499	-£475,734	-£821,317	-£2,894,822	-£2,664,433
60% LAR : 40% CIR	40%	£4,068,292	-£1,970,327	-£3,427,352	-£3,565,345	-£3,910,329	-£5,980,225	-£5,750,236
60% LAR : 40% CIR	45%	£692,848	-£5,077,412	-£6,532,327	-£6,670,120	-£7,014,601	-£9,081,489	-£8,851,835
60% LAR : 40% CIR	50%	-£2,696,636	-£8,199,050	-£9,652,275	-£9,789,907	-£10,133,986	-£12,218,506	-£11,983,499

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£35,871,938	£27,509,830	£26,042,713	£25,903,764	£25,556,390	£23,472,145	£23,703,727
60% LAR : 40% CIR	5%	£32,634,664	£24,555,190	£23,093,604	£22,955,178	£22,609,112	£20,532,719	£20,763,429
60% LAR : 40% CIR	10%	£29,382,468	£21,585,083	£20,128,581	£19,990,636	£19,645,773	£17,576,599	£17,806,507
60% LAR : 40% CIR	15%	£26,115,486	£18,599,648	£17,147,789	£17,010,283	£16,666,520	£14,603,939	£14,833,115
60% LAR : 40% CIR	20%	£22,832,078	£15,599,028	£14,151,374	£14,014,267	£13,671,499	£11,614,893	£11,843,405
60% LAR : 40% CIR	25%	£19,514,180	£12,583,364	£11,139,482	£11,002,732	£10,660,858	£8,609,613	£8,837,529
60% LAR : 40% CIR	30%	£16,181,689	£9,552,799	£8,112,258	£7,975,826	£7,634,743	£5,579,746	£5,810,604
60% LAR : 40% CIR	35%	£12,834,741	£6,507,473	£5,067,683	£4,929,448	£4,583,865	£2,510,360	£2,740,749
60% LAR : 40% CIR	40%	£9,473,474	£3,434,855	£1,977,830	£1,839,836	£1,494,853	-£575,043	-£345,054
60% LAR : 40% CIR	45%	£6,098,029	£327,770	-£1,127,145	-£1,264,938	-£1,609,419	-£3,676,308	-£3,446,653
60% LAR : 40% CIR	50%	£2,708,545	-£2,793,869	-£4,247,093	-£4,384,725	-£4,728,804	-£6,813,324	-£6,578,317

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		**Value Area**	**Zone B - £900 psf**

No Units	**200**
Site Area	**0.29 Ha**

Sales value inflation		**Grow**
Build cost inflation		**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,881,324	£2,113,321	£26,197	-£174,707	-£677,967	-£3,697,520	-£5,377,550
60% LAR : 40% CIR	5%	£10,477,350	£57,890	-£2,052,569	-£2,253,150	-£2,754,602	-£5,774,433	-£7,471,447
60% LAR : 40% CIR	10%	£8,052,096	-£2,050,416	-£4,154,773	-£4,354,693	-£4,854,493	-£7,898,979	-£9,590,396
60% LAR : 40% CIR	15%	£5,599,248	-£4,181,808	-£6,304,188	-£6,506,548	-£7,012,448	-£10,047,847	-£11,734,181
60% LAR : 40% CIR	20%	£3,101,268	-£6,363,113	-£8,487,334	-£8,689,144	-£9,193,670	-£12,220,830	-£13,902,584
60% LAR : 40% CIR	25%	£582,243	-£8,574,210	-£10,693,265	-£10,894,586	-£11,397,889	-£14,417,711	-£16,095,390
60% LAR : 40% CIR	30%	-£1,987,512	-£10,807,260	-£12,921,779	-£13,122,671	-£13,624,901	-£16,638,282	-£18,312,382
60% LAR : 40% CIR	35%	-£4,595,447	-£13,062,066	-£15,172,676	-£15,373,197	-£15,874,503	-£18,882,329	-£20,553,345
60% LAR : 40% CIR	40%	-£7,258,587	-£15,338,433	-£17,445,753	-£17,645,962	-£18,146,488	-£21,149,642	-£22,818,060
60% LAR : 40% CIR	45%	-£9,942,652	-£17,636,165	-£19,740,808	-£19,940,764	-£20,440,656	-£23,440,008	-£25,106,314
60% LAR : 40% CIR	50%	-£12,647,449	-£19,955,064	-£22,057,638	-£22,257,399	-£22,756,802	-£25,753,215	-£27,417,890

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,018,390	-£25,786,393	-£27,873,518	-£28,074,422	-£28,577,681	-£31,597,234	-£33,277,264
60% LAR : 40% CIR	5%	-£17,422,364	-£27,841,824	-£29,952,283	-£30,152,864	-£30,654,317	-£33,674,147	-£35,371,162
60% LAR : 40% CIR	10%	-£19,847,618	-£29,950,130	-£32,054,487	-£32,254,407	-£32,754,207	-£35,798,693	-£37,490,110
60% LAR : 40% CIR	15%	-£22,300,466	-£32,081,523	-£34,203,902	-£34,406,262	-£34,912,162	-£37,947,562	-£39,633,895
60% LAR : 40% CIR	20%	-£24,798,446	-£34,262,828	-£36,387,048	-£36,588,858	-£37,093,384	-£40,120,544	-£41,802,298
60% LAR : 40% CIR	25%	-£27,317,471	-£36,473,924	-£38,592,979	-£38,794,300	-£39,297,603	-£42,317,425	-£43,995,104
60% LAR : 40% CIR	30%	-£29,887,226	-£38,706,974	-£40,821,493	-£41,022,386	-£41,524,615	-£44,537,996	-£46,212,096
60% LAR : 40% CIR	35%	-£32,495,162	-£40,961,781	-£43,072,390	-£43,272,912	-£43,774,217	-£46,782,043	-£48,453,059
60% LAR : 40% CIR	40%	-£35,158,302	-£43,238,148	-£45,345,467	-£45,545,677	-£46,046,202	-£49,049,356	-£50,717,775
60% LAR : 40% CIR	45%	-£37,842,366	-£45,535,879	-£47,640,522	-£47,840,478	-£48,340,371	-£51,339,722	-£53,006,029
60% LAR : 40% CIR	50%	-£40,547,163	-£47,854,779	-£49,957,352	-£50,157,114	-£50,656,516	-£53,652,929	-£55,317,604

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,457,533	-£14,225,536	-£16,312,661	-£16,513,565	-£17,016,824	-£20,036,377	-£21,716,407
60% LAR : 40% CIR	5%	-£5,861,507	-£16,280,967	-£18,391,426	-£18,592,007	-£19,093,459	-£22,113,290	-£23,810,305
60% LAR : 40% CIR	10%	-£8,286,761	-£18,389,273	-£20,493,630	-£20,693,550	-£21,193,350	-£24,237,836	-£25,929,253
60% LAR : 40% CIR	15%	-£10,739,609	-£20,520,666	-£22,643,045	-£22,845,405	-£23,351,305	-£26,386,705	-£28,073,038
60% LAR : 40% CIR	20%	-£13,237,589	-£22,701,970	-£24,826,191	-£25,028,001	-£25,532,527	-£28,559,687	-£30,241,441
60% LAR : 40% CIR	25%	-£15,756,614	-£24,913,067	-£27,032,122	-£27,233,443	-£27,736,746	-£30,756,568	-£32,434,247
60% LAR : 40% CIR	30%	-£18,326,369	-£27,146,117	-£29,260,636	-£29,461,529	-£29,963,758	-£32,977,139	-£34,651,239
60% LAR : 40% CIR	35%	-£20,934,304	-£29,400,923	-£31,511,533	-£31,712,054	-£32,213,360	-£35,221,186	-£36,892,202
60% LAR : 40% CIR	40%	-£23,597,444	-£31,677,290	-£33,784,610	-£33,984,820	-£34,485,345	-£37,488,499	-£39,156,918
60% LAR : 40% CIR	45%	-£26,281,509	-£33,975,022	-£36,079,665	-£36,279,621	-£36,779,513	-£39,778,865	-£41,445,172
60% LAR : 40% CIR	50%	-£28,986,306	-£36,293,922	-£38,396,495	-£38,596,257	-£39,095,659	-£42,092,072	-£43,756,747

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,332,753	-£9,435,250	-£11,522,375	-£11,723,279	-£12,226,538	-£15,246,091	-£16,926,121
60% LAR : 40% CIR	5%	-£1,071,221	-£11,490,681	-£13,601,140	-£13,801,721	-£14,303,174	-£17,323,004	-£19,020,019
60% LAR : 40% CIR	10%	-£3,496,475	-£13,598,987	-£15,703,344	-£15,903,265	-£16,403,064	-£19,447,550	-£21,138,968
60% LAR : 40% CIR	15%	-£5,949,323	-£15,730,380	-£17,852,759	-£18,055,119	-£18,561,019	-£21,596,419	-£23,282,752
60% LAR : 40% CIR	20%	-£8,447,303	-£17,911,685	-£20,035,905	-£20,237,715	-£20,742,242	-£23,769,401	-£25,451,155
60% LAR : 40% CIR	25%	-£10,966,328	-£20,122,781	-£22,241,836	-£22,443,157	-£22,946,461	-£25,966,283	-£27,643,961
60% LAR : 40% CIR	30%	-£13,536,083	-£22,355,831	-£24,470,350	-£24,671,243	-£25,173,472	-£28,186,853	-£29,860,953
60% LAR : 40% CIR	35%	-£16,144,019	-£24,610,638	-£26,721,248	-£26,921,769	-£27,423,074	-£30,430,900	-£32,101,916
60% LAR : 40% CIR	40%	-£18,807,159	-£26,887,005	-£28,994,324	-£29,194,534	-£29,695,059	-£32,698,213	-£34,366,632
60% LAR : 40% CIR	45%	-£21,491,223	-£29,184,736	-£31,289,379	-£31,489,335	-£31,989,228	-£34,988,579	-£36,654,886
60% LAR : 40% CIR	50%	-£24,196,020	-£31,503,636	-£33,606,209	-£33,805,971	-£34,305,373	-£37,301,787	-£38,966,461

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,995,324	-£3,772,679	-£5,859,803	-£6,060,707	-£6,563,967	-£9,583,520	-£11,263,550
60% LAR : 40% CIR	5%	£4,591,350	-£5,828,110	-£7,938,569	-£8,139,150	-£8,640,602	-£11,660,433	-£13,357,447
60% LAR : 40% CIR	10%	£2,166,096	-£7,936,416	-£10,040,773	-£10,240,693	-£10,740,493	-£13,784,979	-£15,476,396
60% LAR : 40% CIR	15%	-£286,752	-£10,067,808	-£12,190,188	-£12,392,548	-£12,898,448	-£15,933,847	-£17,620,181
60% LAR : 40% CIR	20%	-£2,784,732	-£12,249,113	-£14,373,334	-£14,575,144	-£15,079,670	-£18,106,830	-£19,788,584
60% LAR : 40% CIR	25%	-£5,303,757	-£14,460,210	-£16,579,265	-£16,780,586	-£17,283,889	-£20,303,711	-£21,981,390
60% LAR : 40% CIR	30%	-£7,873,512	-£16,693,260	-£18,807,779	-£19,008,671	-£19,510,901	-£22,524,282	-£24,198,382
60% LAR : 40% CIR	35%	-£10,481,447	-£18,948,066	-£21,058,676	-£21,259,197	-£21,760,503	-£24,768,329	-£26,439,345
60% LAR : 40% CIR	40%	-£13,144,587	-£21,224,433	-£23,331,753	-£23,531,962	-£24,032,488	-£27,035,642	-£28,704,060
60% LAR : 40% CIR	45%	-£15,828,652	-£23,522,165	-£25,626,808	-£25,826,764	-£26,326,656	-£29,326,008	-£30,992,314
60% LAR : 40% CIR	50%	-£18,533,449	-£25,841,064	-£27,943,638	-£28,143,399	-£28,642,802	-£31,639,215	-£33,303,890

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		**Value Area**	**Zone B - £950 psf**

No Units	**200**
Site Area	**0.29 Ha**

Sales value inflation	**Grow**
Build cost inflation	**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£17,552,708	£6,773,979	£4,686,854	£4,488,576	£3,992,880	£1,018,708	-£643,279
60% LAR : 40% CIR	5%	£14,915,166	£4,485,516	£2,405,904	£2,208,338	£1,714,421	-£1,268,138	-£2,939,648
60% LAR : 40% CIR	10%	£12,256,342	£2,174,992	£102,261	-£96,099	-£595,898	-£3,594,694	-£5,262,848
60% LAR : 40% CIR	15%	£9,576,422	-£159,803	-£2,257,813	-£2,457,131	-£2,955,429	-£5,960,719	-£7,647,052
60% LAR : 40% CIR	20%	£6,875,590	-£2,549,794	-£4,642,089	-£4,842,434	-£5,346,960	-£8,374,120	-£10,055,875
60% LAR : 40% CIR	25%	£4,134,537	-£4,967,920	-£7,086,975	-£7,288,296	-£7,791,599	-£10,811,421	-£12,489,100
60% LAR : 40% CIR	30%	£1,357,834	-£7,441,388	-£9,555,909	-£9,756,800	-£10,259,030	-£13,272,411	-£14,946,511
60% LAR : 40% CIR	35%	-£1,461,508	-£9,936,615	-£12,047,224	-£12,247,747	-£12,749,051	-£15,756,878	-£17,427,893
60% LAR : 40% CIR	40%	-£4,326,674	-£12,453,401	-£14,560,721	-£14,760,930	-£15,261,456	-£18,264,610	-£19,933,028
60% LAR : 40% CIR	45%	-£7,255,065	-£14,991,552	-£17,096,194	-£17,296,151	-£17,796,043	-£20,795,394	-£22,461,701
60% LAR : 40% CIR	50%	-£10,204,188	-£17,550,871	-£19,653,445	-£19,853,206	-£20,352,608	-£23,349,021	-£25,013,696

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,347,006	-£21,125,735	-£23,212,860	-£23,411,139	-£23,906,834	-£26,881,006	-£28,542,993
60% LAR : 40% CIR	5%	-£12,984,549	-£23,414,198	-£25,493,810	-£25,691,376	-£26,185,293	-£29,167,852	-£30,839,362
60% LAR : 40% CIR	10%	-£15,643,372	-£25,724,722	-£27,797,453	-£27,995,814	-£28,495,612	-£31,494,409	-£33,162,562
60% LAR : 40% CIR	15%	-£18,323,292	-£28,059,517	-£30,157,527	-£30,356,846	-£30,855,143	-£33,860,433	-£35,546,767
60% LAR : 40% CIR	20%	-£21,024,125	-£30,449,508	-£32,541,803	-£32,742,148	-£33,246,675	-£36,273,834	-£37,955,589
60% LAR : 40% CIR	25%	-£23,765,177	-£32,867,634	-£34,986,689	-£35,188,010	-£35,691,313	-£38,711,135	-£40,388,814
60% LAR : 40% CIR	30%	-£26,541,880	-£35,341,103	-£37,455,623	-£37,656,514	-£38,158,745	-£41,172,126	-£42,846,225
60% LAR : 40% CIR	35%	-£29,361,223	-£37,836,329	-£39,946,939	-£40,147,461	-£40,648,765	-£43,656,592	-£45,327,607
60% LAR : 40% CIR	40%	-£32,226,388	-£40,353,116	-£42,460,435	-£42,660,645	-£43,161,170	-£46,164,324	-£47,832,743
60% LAR : 40% CIR	45%	-£35,154,779	-£42,891,266	-£44,995,909	-£45,195,865	-£45,695,757	-£48,695,109	-£50,361,415
60% LAR : 40% CIR	50%	-£38,103,902	-£45,450,585	-£47,553,159	-£47,752,920	-£48,252,322	-£51,248,736	-£52,913,410

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,213,851	-£9,564,878	-£11,652,003	-£11,850,282	-£12,345,977	-£15,320,149	-£16,982,136
60% LAR : 40% CIR	5%	-£1,423,692	-£11,853,341	-£13,932,953	-£14,130,519	-£14,624,436	-£17,606,995	-£19,278,505
60% LAR : 40% CIR	10%	-£4,082,515	-£14,163,865	-£16,236,596	-£16,434,956	-£16,934,755	-£19,933,552	-£21,601,705
60% LAR : 40% CIR	15%	-£6,762,435	-£16,498,660	-£18,596,670	-£18,795,989	-£19,294,286	-£22,299,576	-£23,985,910
60% LAR : 40% CIR	20%	-£9,463,268	-£18,888,651	-£20,980,946	-£21,181,291	-£21,685,818	-£24,712,977	-£26,394,732
60% LAR : 40% CIR	25%	-£12,204,320	-£21,306,777	-£23,425,832	-£23,627,153	-£24,130,456	-£27,150,278	-£28,827,957
60% LAR : 40% CIR	30%	-£14,981,023	-£23,780,246	-£25,894,766	-£26,095,657	-£26,597,888	-£29,611,268	-£31,285,368
60% LAR : 40% CIR	35%	-£17,800,365	-£26,275,472	-£28,386,082	-£28,586,604	-£29,087,908	-£32,095,735	-£33,766,750
60% LAR : 40% CIR	40%	-£20,665,531	-£28,792,258	-£30,899,578	-£31,099,788	-£31,600,313	-£34,603,467	-£36,271,886
60% LAR : 40% CIR	45%	-£23,593,922	-£31,330,409	-£33,435,051	-£33,635,008	-£34,134,900	-£37,134,252	-£38,800,558
60% LAR : 40% CIR	50%	-£26,543,045	-£33,889,728	-£35,992,302	-£36,192,063	-£36,691,465	-£39,687,879	-£41,352,553

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,004,137	-£4,774,593	-£6,861,717	-£7,059,996	-£7,555,691	-£10,529,863	-£12,191,850
60% LAR : 40% CIR	5%	£3,366,594	-£7,063,056	-£9,142,667	-£9,340,234	-£9,834,150	-£12,816,710	-£14,488,219
60% LAR : 40% CIR	10%	£707,770	-£9,373,579	-£11,446,311	-£11,644,671	-£12,144,469	-£15,143,266	-£16,811,419
60% LAR : 40% CIR	15%	-£1,972,149	-£11,708,374	-£13,806,384	-£14,005,703	-£14,504,000	-£17,509,290	-£19,195,624
60% LAR : 40% CIR	20%	-£4,672,982	-£14,098,365	-£16,190,661	-£16,391,005	-£16,895,532	-£19,922,691	-£21,604,446
60% LAR : 40% CIR	25%	-£7,414,034	-£16,516,491	-£18,635,546	-£18,836,867	-£19,340,170	-£22,359,993	-£24,037,671
60% LAR : 40% CIR	30%	-£10,190,738	-£18,989,960	-£21,104,480	-£21,305,371	-£21,807,602	-£24,820,983	-£26,495,083
60% LAR : 40% CIR	35%	-£13,010,080	-£21,485,186	-£23,595,796	-£23,796,318	-£24,297,622	-£27,305,450	-£28,976,464
60% LAR : 40% CIR	40%	-£15,875,245	-£24,001,973	-£26,109,292	-£26,309,502	-£26,810,027	-£29,813,181	-£31,481,600
60% LAR : 40% CIR	45%	-£18,803,636	-£26,540,124	-£28,644,766	-£28,844,723	-£29,344,614	-£32,343,966	-£34,010,272
60% LAR : 40% CIR	50%	-£21,752,759	-£29,099,442	-£31,202,016	-£31,401,777	-£31,901,180	-£34,897,593	-£36,562,267

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,666,708	£887,979	-£1,199,146	-£1,397,424	-£1,893,120	-£4,867,292	-£6,529,279
60% LAR : 40% CIR	5%	£9,029,166	-£1,400,484	-£3,480,096	-£3,677,662	-£4,171,579	-£7,154,138	-£8,825,648
60% LAR : 40% CIR	10%	£6,370,342	-£3,711,008	-£5,783,739	-£5,982,099	-£6,481,898	-£9,480,694	-£11,148,848
60% LAR : 40% CIR	15%	£3,690,422	-£6,045,803	-£8,143,813	-£8,343,131	-£8,841,429	-£11,846,719	-£13,533,052
60% LAR : 40% CIR	20%	£989,590	-£8,435,794	-£10,528,089	-£10,728,434	-£11,232,960	-£14,260,120	-£15,941,875
60% LAR : 40% CIR	25%	-£1,751,463	-£10,853,920	-£12,972,975	-£13,174,296	-£13,677,599	-£16,697,421	-£18,375,100
60% LAR : 40% CIR	30%	-£4,528,166	-£13,327,388	-£15,441,909	-£15,642,800	-£16,145,030	-£19,158,411	-£20,832,511
60% LAR : 40% CIR	35%	-£7,347,508	-£15,822,615	-£17,933,224	-£18,133,747	-£18,635,051	-£21,642,878	-£23,313,893
60% LAR : 40% CIR	40%	-£10,212,674	-£18,339,401	-£20,446,721	-£20,646,930	-£21,147,456	-£24,150,610	-£25,819,028
60% LAR : 40% CIR	45%	-£13,141,065	-£20,877,552	-£22,982,194	-£23,182,151	-£23,682,043	-£26,681,394	-£28,347,701
60% LAR : 40% CIR	50%	-£16,090,188	-£23,436,871	-£25,539,445	-£25,739,206	-£26,238,608	-£29,235,021	-£30,899,696

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats	
Value Area	**Zone B - £1,000 psf**

No Units	**200**
Site Area	**0.29 Ha**

Sales value inflation		**Grow**
Build cost inflation		**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£22,224,093	£11,384,285	£9,328,527	£9,133,229	£8,644,983	£5,679,366	£4,027,047
60% LAR : 40% CIR	5%	£19,352,981	£8,893,359	£6,833,529	£6,635,962	£6,142,046	£3,178,546	£1,532,157
60% LAR : 40% CIR	10%	£16,460,588	£6,369,584	£4,296,853	£4,099,938	£3,607,650	£653,922	-£1,002,099
60% LAR : 40% CIR	15%	£13,547,099	£3,804,158	£1,737,679	£1,541,356	£1,050,548	-£1,923,204	-£3,584,193
60% LAR : 40% CIR	20%	£10,612,696	£1,217,053	-£856,672	-£1,055,450	-£1,552,393	-£4,534,058	-£6,209,165
60% LAR : 40% CIR	25%	£7,657,565	-£1,412,772	-£3,499,980	-£3,698,276	-£4,194,015	-£7,205,131	-£8,882,810
60% LAR : 40% CIR	30%	£4,673,309	-£4,082,791	-£6,190,037	-£6,390,930	-£6,893,160	-£9,906,540	-£11,580,641
60% LAR : 40% CIR	35%	£1,639,112	-£6,811,163	-£8,921,773	-£9,122,295	-£9,623,599	-£12,631,426	-£14,302,441
60% LAR : 40% CIR	40%	-£1,437,170	-£9,568,369	-£11,675,688	-£11,875,898	-£12,376,424	-£15,379,578	-£17,047,996
60% LAR : 40% CIR	45%	-£4,567,477	-£12,346,939	-£14,451,582	-£14,651,539	-£15,151,430	-£18,150,782	-£19,817,089
60% LAR : 40% CIR	50%	-£7,760,925	-£15,146,678	-£17,249,251	-£17,449,012	-£17,948,414	-£20,944,829	-£22,609,503

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,675,621	-£16,515,430	-£18,571,187	-£18,766,486	-£19,254,732	-£22,220,348	-£23,872,667
60% LAR : 40% CIR	5%	-£8,546,734	-£19,006,355	-£21,066,185	-£21,263,752	-£21,757,668	-£24,721,169	-£26,367,557
60% LAR : 40% CIR	10%	-£11,439,126	-£21,530,131	-£23,602,861	-£23,799,777	-£24,292,065	-£27,245,793	-£28,901,813
60% LAR : 40% CIR	15%	-£14,352,615	-£24,095,556	-£26,162,035	-£26,358,358	-£26,849,166	-£29,822,918	-£31,483,908
60% LAR : 40% CIR	20%	-£17,287,018	-£26,682,661	-£28,756,386	-£28,955,164	-£29,452,108	-£32,433,772	-£34,108,880
60% LAR : 40% CIR	25%	-£20,242,149	-£29,312,486	-£31,399,695	-£31,597,990	-£32,093,730	-£35,104,845	-£36,782,524
60% LAR : 40% CIR	30%	-£23,226,405	-£31,982,506	-£34,089,751	-£34,290,644	-£34,792,874	-£37,806,254	-£39,480,355
60% LAR : 40% CIR	35%	-£26,260,602	-£34,710,877	-£36,821,487	-£37,022,009	-£37,523,313	-£40,531,141	-£42,202,155
60% LAR : 40% CIR	40%	-£29,336,884	-£37,468,084	-£39,575,403	-£39,775,613	-£40,276,138	-£43,279,292	-£44,947,711
60% LAR : 40% CIR	45%	-£32,467,191	-£40,246,653	-£42,351,296	-£42,551,253	-£43,051,145	-£46,050,496	-£47,716,803
60% LAR : 40% CIR	50%	-£35,660,639	-£43,046,392	-£45,148,966	-£45,348,726	-£45,848,129	-£48,844,543	-£50,509,217

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,885,236	-£4,954,572	-£7,010,330	-£7,205,629	-£7,693,874	-£10,659,491	-£12,311,810
60% LAR : 40% CIR	5%	£3,014,124	-£7,445,498	-£9,505,328	-£9,702,895	-£10,196,811	-£13,160,311	-£14,806,700
60% LAR : 40% CIR	10%	£121,731	-£9,969,274	-£12,042,004	-£12,238,920	-£12,731,207	-£15,684,935	-£17,340,956
60% LAR : 40% CIR	15%	-£2,791,758	-£12,534,699	-£14,601,178	-£14,797,501	-£15,288,309	-£18,262,061	-£19,923,051
60% LAR : 40% CIR	20%	-£5,726,161	-£15,121,804	-£17,195,529	-£17,394,307	-£17,891,251	-£20,872,915	-£22,548,022
60% LAR : 40% CIR	25%	-£8,681,292	-£17,751,629	-£19,838,837	-£20,037,133	-£20,532,873	-£23,543,988	-£25,221,667
60% LAR : 40% CIR	30%	-£11,665,548	-£20,421,648	-£22,528,894	-£22,729,787	-£23,232,017	-£26,245,397	-£27,919,498
60% LAR : 40% CIR	35%	-£14,699,745	-£23,150,020	-£25,260,630	-£25,461,152	-£25,962,456	-£28,970,284	-£30,641,298
60% LAR : 40% CIR	40%	-£17,776,027	-£25,907,226	-£28,014,546	-£28,214,755	-£28,715,281	-£31,718,435	-£33,386,853
60% LAR : 40% CIR	45%	-£20,906,334	-£28,685,796	-£30,790,439	-£30,990,396	-£31,490,288	-£34,489,639	-£36,155,946
60% LAR : 40% CIR	50%	-£24,099,782	-£31,485,535	-£33,588,108	-£33,787,869	-£34,287,272	-£37,283,686	-£38,948,360

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,675,522	-£164,287	-£2,220,044	-£2,415,343	-£2,903,589	-£5,869,206	-£7,521,524
60% LAR : 40% CIR	5%	£7,804,409	-£2,655,212	-£4,715,043	-£4,912,609	-£5,406,526	-£8,370,026	-£10,016,415
60% LAR : 40% CIR	10%	£4,912,017	-£5,178,988	-£7,251,718	-£7,448,634	-£7,940,922	-£10,894,650	-£12,550,671
60% LAR : 40% CIR	15%	£1,998,527	-£7,744,414	-£9,810,892	-£10,007,216	-£10,498,024	-£13,471,775	-£15,132,765
60% LAR : 40% CIR	20%	-£935,875	-£10,331,518	-£12,405,244	-£12,604,021	-£13,100,965	-£16,082,629	-£17,757,737
60% LAR : 40% CIR	25%	-£3,891,006	-£12,961,343	-£15,048,552	-£15,246,847	-£15,742,587	-£18,753,702	-£20,431,381
60% LAR : 40% CIR	30%	-£6,875,263	-£15,631,363	-£17,738,609	-£17,939,501	-£18,441,731	-£21,455,111	-£23,129,212
60% LAR : 40% CIR	35%	-£9,909,460	-£18,359,734	-£20,470,344	-£20,670,866	-£21,172,171	-£24,179,998	-£25,851,012
60% LAR : 40% CIR	40%	-£12,985,742	-£21,116,941	-£23,224,260	-£23,424,470	-£23,924,995	-£26,928,149	-£28,596,568
60% LAR : 40% CIR	45%	-£16,116,049	-£23,895,510	-£26,000,153	-£26,200,110	-£26,700,002	-£29,699,354	-£31,365,660
60% LAR : 40% CIR	50%	-£19,309,497	-£26,695,249	-£28,797,823	-£28,997,583	-£29,496,986	-£32,493,400	-£34,158,074

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£16,338,093	£5,498,285	£3,442,527	£3,247,229	£2,758,983	-£206,634	-£1,858,953
60% LAR : 40% CIR	5%	£13,466,981	£3,007,359	£947,529	£749,962	£256,046	-£2,707,454	-£4,353,843
60% LAR : 40% CIR	10%	£10,574,588	£483,584	-£1,589,147	-£1,786,062	-£2,278,350	-£5,232,078	-£6,888,099
60% LAR : 40% CIR	15%	£7,661,099	-£2,081,842	-£4,148,321	-£4,344,644	-£4,835,452	-£7,809,204	-£9,470,193
60% LAR : 40% CIR	20%	£4,726,696	-£4,668,947	-£6,742,672	-£6,941,450	-£7,438,393	-£10,420,058	-£12,095,165
60% LAR : 40% CIR	25%	£1,771,565	-£7,298,772	-£9,385,980	-£9,584,276	-£10,080,015	-£13,091,131	-£14,768,810
60% LAR : 40% CIR	30%	-£1,212,691	-£9,968,791	-£12,076,037	-£12,276,930	-£12,779,160	-£15,792,540	-£17,466,641
60% LAR : 40% CIR	35%	-£4,246,888	-£12,697,163	-£14,807,773	-£15,008,295	-£15,509,599	-£18,517,426	-£20,188,441
60% LAR : 40% CIR	40%	-£7,323,170	-£15,454,369	-£17,561,688	-£17,761,898	-£18,262,424	-£21,265,578	-£22,933,996
60% LAR : 40% CIR	45%	-£10,453,477	-£18,232,939	-£20,337,582	-£20,537,539	-£21,037,430	-£24,036,782	-£25,703,089
60% LAR : 40% CIR	50%	-£13,646,925	-£21,032,678	-£23,135,251	-£23,335,012	-£23,834,414	-£26,830,829	-£28,495,503

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats	
No Units	**200**
Site Area	**0.29 Ha**

Value Area	**Zone B - £1,050 psf**	
Sales value inflation		**Grow**
Build cost inflation		**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£26,842,020	£15,980,972	£13,925,215	£13,729,916	£13,241,671	£10,312,197	£8,684,712
60% LAR : 40% CIR	5%	£23,765,192	£13,260,213	£11,211,857	£11,017,259	£10,530,765	£7,606,170	£5,959,781
60% LAR : 40% CIR	10%	£20,664,834	£10,517,725	£8,476,145	£8,282,189	£7,797,299	£4,848,514	£3,207,553
60% LAR : 40% CIR	15%	£17,517,776	£7,753,697	£5,699,238	£5,502,915	£5,012,107	£2,067,259	£431,232
60% LAR : 40% CIR	20%	£14,349,804	£4,945,580	£2,884,729	£2,688,938	£2,199,463	-£748,641	-£2,405,121
60% LAR : 40% CIR	25%	£11,161,104	£2,103,954	£48,115	-£149,447	-£645,187	-£3,619,624	-£5,276,519
60% LAR : 40% CIR	30%	£7,951,857	-£770,552	-£2,853,292	-£3,051,165	-£3,545,847	-£6,540,669	-£8,214,769
60% LAR : 40% CIR	35%	£4,717,768	-£3,698,589	-£5,796,321	-£5,996,843	-£6,498,147	-£9,505,975	-£11,176,989
60% LAR : 40% CIR	40%	£1,426,265	-£6,683,337	-£8,790,656	-£8,990,866	-£9,491,392	-£12,494,546	-£14,162,964
60% LAR : 40% CIR	45%	-£1,914,308	-£9,702,326	-£11,806,968	-£12,006,925	-£12,506,817	-£15,506,170	-£17,172,476
60% LAR : 40% CIR	50%	-£5,317,664	-£12,742,484	-£14,845,057	-£15,044,818	-£15,544,221	-£18,540,635	-£20,205,309

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,057,695	-£11,918,742	-£13,974,499	-£14,169,798	-£14,658,044	-£17,587,517	-£19,215,002
60% LAR : 40% CIR	5%	-£4,134,523	-£14,639,501	-£16,687,858	-£16,882,455	-£17,368,949	-£20,293,544	-£21,939,933
60% LAR : 40% CIR	10%	-£7,234,881	-£17,381,990	-£19,423,569	-£19,617,525	-£20,102,415	-£23,051,200	-£24,692,161
60% LAR : 40% CIR	15%	-£10,381,939	-£20,146,018	-£22,200,476	-£22,396,799	-£22,887,608	-£25,832,456	-£27,468,482
60% LAR : 40% CIR	20%	-£13,549,910	-£22,954,134	-£25,014,986	-£25,210,776	-£25,700,251	-£28,648,355	-£30,304,835
60% LAR : 40% CIR	25%	-£16,738,611	-£25,795,760	-£27,851,600	-£28,049,162	-£28,544,901	-£31,519,338	-£33,176,234
60% LAR : 40% CIR	30%	-£19,947,857	-£28,670,266	-£30,753,007	-£30,950,880	-£31,445,561	-£34,440,384	-£36,114,484
60% LAR : 40% CIR	35%	-£23,181,947	-£31,598,303	-£33,696,035	-£33,896,557	-£34,397,862	-£37,405,689	-£39,076,704
60% LAR : 40% CIR	40%	-£26,473,449	-£34,583,051	-£36,690,371	-£36,890,581	-£37,391,106	-£40,394,260	-£42,062,679
60% LAR : 40% CIR	45%	-£29,814,022	-£37,602,041	-£39,706,683	-£39,906,640	-£40,406,531	-£43,405,884	-£45,072,191
60% LAR : 40% CIR	50%	-£33,217,378	-£40,642,198	-£42,744,772	-£42,944,533	-£43,443,935	-£46,440,349	-£48,105,024

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,503,163	-£357,885	-£2,413,642	-£2,608,941	-£3,097,187	-£6,026,660	-£7,654,145
60% LAR : 40% CIR	5%	£7,426,334	-£3,078,644	-£5,127,001	-£5,321,598	-£5,808,092	-£8,732,687	-£10,379,076
60% LAR : 40% CIR	10%	£4,325,977	-£5,821,132	-£7,862,712	-£8,056,668	-£8,541,558	-£11,490,343	-£13,131,304
60% LAR : 40% CIR	15%	£1,178,918	-£8,585,160	-£10,639,619	-£10,835,942	-£11,326,750	-£14,271,599	-£15,907,625
60% LAR : 40% CIR	20%	-£1,989,053	-£11,393,277	-£13,454,128	-£13,649,919	-£14,139,394	-£17,087,498	-£18,743,978
60% LAR : 40% CIR	25%	-£5,177,754	-£14,234,903	-£16,290,742	-£16,488,304	-£16,984,044	-£19,958,481	-£21,615,377
60% LAR : 40% CIR	30%	-£8,387,000	-£17,109,409	-£19,192,150	-£19,390,023	-£19,884,704	-£22,879,527	-£24,553,626
60% LAR : 40% CIR	35%	-£11,621,090	-£20,037,446	-£22,135,178	-£22,335,700	-£22,837,005	-£25,844,832	-£27,515,846
60% LAR : 40% CIR	40%	-£14,912,592	-£23,022,194	-£25,129,514	-£25,329,723	-£25,830,249	-£28,833,403	-£30,501,821
60% LAR : 40% CIR	45%	-£18,253,165	-£26,041,184	-£28,145,826	-£28,345,782	-£28,845,674	-£31,845,027	-£33,511,333
60% LAR : 40% CIR	50%	-£21,656,521	-£29,081,341	-£31,183,915	-£31,383,675	-£31,883,078	-£34,879,492	-£36,544,166

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,293,448	£4,432,401	£2,376,643	£2,181,345	£1,693,099	-£1,236,374	-£2,863,860
60% LAR : 40% CIR	5%	£12,216,620	£1,711,642	-£336,715	-£531,312	-£1,017,806	-£3,942,401	-£5,588,790
60% LAR : 40% CIR	10%	£9,116,262	-£1,030,847	-£3,072,427	-£3,266,383	-£3,751,272	-£6,700,057	-£8,341,018
60% LAR : 40% CIR	15%	£5,969,204	-£3,794,875	-£5,849,333	-£6,045,657	-£6,536,465	-£9,481,313	-£11,117,339
60% LAR : 40% CIR	20%	£2,801,233	-£6,602,991	-£8,663,843	-£8,859,633	-£9,349,108	-£12,297,212	-£13,953,692
60% LAR : 40% CIR	25%	-£387,468	-£9,444,618	-£11,500,457	-£11,698,019	-£12,193,758	-£15,168,195	-£16,825,091
60% LAR : 40% CIR	30%	-£3,596,715	-£12,319,123	-£14,401,864	-£14,599,737	-£15,094,419	-£18,089,241	-£19,763,341
60% LAR : 40% CIR	35%	-£6,830,804	-£15,247,160	-£17,344,892	-£17,545,415	-£18,046,719	-£21,054,546	-£22,725,561
60% LAR : 40% CIR	40%	-£10,122,306	-£18,231,909	-£20,339,228	-£20,539,438	-£21,039,963	-£24,043,117	-£25,711,536
60% LAR : 40% CIR	45%	-£13,462,879	-£21,250,898	-£23,355,540	-£23,555,497	-£24,055,389	-£27,054,741	-£28,721,048
60% LAR : 40% CIR	50%	-£16,866,235	-£24,291,056	-£26,393,629	-£26,593,390	-£27,092,792	-£30,089,206	-£31,753,881

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£20,956,020	£10,094,972	£8,039,215	£7,843,916	£7,355,671	£4,426,197	£2,798,712
60% LAR : 40% CIR	5%	£17,879,192	£7,374,213	£5,325,857	£5,131,259	£4,644,765	£1,720,170	£73,781
60% LAR : 40% CIR	10%	£14,778,834	£4,631,725	£2,590,145	£2,396,189	£1,911,299	-£1,037,486	-£2,678,447
60% LAR : 40% CIR	15%	£11,631,776	£1,867,697	-£186,762	-£383,085	-£873,893	-£3,818,741	-£5,454,768
60% LAR : 40% CIR	20%	£8,463,804	-£940,420	-£3,001,271	-£3,197,062	-£3,686,537	-£6,634,641	-£8,291,121
60% LAR : 40% CIR	25%	£5,275,104	-£3,782,046	-£5,837,885	-£6,035,447	-£6,531,187	-£9,505,624	-£11,162,519
60% LAR : 40% CIR	30%	£2,065,857	-£6,656,552	-£8,739,292	-£8,937,165	-£9,431,847	-£12,426,669	-£14,100,769
60% LAR : 40% CIR	35%	-£1,168,232	-£9,584,589	-£11,682,321	-£11,882,843	-£12,384,147	-£15,391,975	-£17,062,989
60% LAR : 40% CIR	40%	-£4,459,735	-£12,569,337	-£14,676,656	-£14,876,866	-£15,377,392	-£18,380,546	-£20,048,964
60% LAR : 40% CIR	45%	-£7,800,308	-£15,588,326	-£17,692,968	-£17,892,925	-£18,392,817	-£21,392,170	-£23,058,476
60% LAR : 40% CIR	50%	-£11,203,664	-£18,628,484	-£20,731,057	-£20,930,818	-£21,430,221	-£24,426,635	-£26,091,309

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area	Zone B - £1,100 psf

No Units	200
Site Area	0.29 Ha

Sales value inflation		Grow
Build cost inflation		Grow
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£31,459,901	£20,577,661	£18,521,904	£18,326,605	£17,838,359	£14,908,885	£13,281,400
60% LAR : 40% CIR	5%	£28,152,178	£17,627,067	£15,578,710	£15,384,112	£14,897,618	£11,978,657	£10,357,011
60% LAR : 40% CIR	10%	£24,823,496	£14,654,745	£12,613,164	£12,419,209	£11,934,319	£9,024,982	£7,402,146
60% LAR : 40% CIR	15%	£21,474,032	£11,660,881	£9,625,458	£9,432,086	£8,948,654	£6,028,818	£4,392,791
60% LAR : 40% CIR	20%	£18,086,911	£8,645,665	£6,613,255	£6,417,465	£5,927,990	£2,991,137	£1,359,552
60% LAR : 40% CIR	25%	£14,664,642	£5,599,447	£3,543,608	£3,348,292	£2,860,003	-£70,796	-£1,723,261
60% LAR : 40% CIR	30%	£11,221,825	£2,503,490	£452,050	£257,151	-£233,608	-£3,201,701	-£4,850,641
60% LAR : 40% CIR	35%	£7,758,647	-£622,938	-£2,701,827	-£2,899,335	-£3,393,106	-£6,380,523	-£8,051,539
60% LAR : 40% CIR	40%	£4,268,101	-£3,808,800	-£5,905,624	-£6,105,834	-£6,606,360	-£9,609,513	-£11,277,932
60% LAR : 40% CIR	45%	£719,479	-£7,057,714	-£9,162,356	-£9,362,313	-£9,862,205	-£12,861,556	-£14,527,863
60% LAR : 40% CIR	50%	-£2,892,731	-£10,338,290	-£12,440,864	-£12,640,626	-£13,140,028	-£16,136,441	-£17,801,116

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,560,186	-£7,322,053	-£9,377,811	-£9,573,109	-£10,061,355	-£12,990,829	-£14,618,315
60% LAR : 40% CIR	5%	£252,464	-£10,272,647	-£12,321,004	-£12,515,602	-£13,002,096	-£15,921,057	-£17,542,703
60% LAR : 40% CIR	10%	-£3,076,219	-£13,244,970	-£15,286,550	-£15,480,506	-£15,965,395	-£18,874,732	-£20,497,569
60% LAR : 40% CIR	15%	-£6,425,682	-£16,238,833	-£18,274,256	-£18,467,628	-£18,951,060	-£21,870,897	-£23,506,923
60% LAR : 40% CIR	20%	-£9,812,803	-£19,254,050	-£21,286,459	-£21,482,249	-£21,971,724	-£24,908,577	-£26,540,163
60% LAR : 40% CIR	25%	-£13,235,073	-£22,300,267	-£24,356,106	-£24,551,422	-£25,039,712	-£27,970,510	-£29,622,976
60% LAR : 40% CIR	30%	-£16,677,889	-£25,396,225	-£27,447,664	-£27,642,563	-£28,133,322	-£31,101,415	-£32,750,355
60% LAR : 40% CIR	35%	-£20,141,067	-£28,522,652	-£30,601,542	-£30,799,049	-£31,292,820	-£34,280,237	-£35,951,253
60% LAR : 40% CIR	40%	-£23,631,614	-£31,708,515	-£33,805,339	-£34,005,548	-£34,506,074	-£37,509,228	-£39,177,646
60% LAR : 40% CIR	45%	-£27,180,235	-£34,957,428	-£37,062,070	-£37,262,027	-£37,761,919	-£40,761,271	-£42,427,577
60% LAR : 40% CIR	50%	-£30,792,445	-£38,238,005	-£40,340,578	-£40,540,340	-£41,039,742	-£44,036,156	-£45,700,830

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,121,044	£4,238,804	£2,183,047	£1,987,748	£1,499,502	-£1,429,972	-£3,057,458
60% LAR : 40% CIR	5%	£11,813,321	£1,288,210	-£760,147	-£954,745	-£1,441,239	-£4,360,200	-£5,981,846
60% LAR : 40% CIR	10%	£8,484,638	-£1,684,112	-£3,725,693	-£3,919,648	-£4,404,538	-£7,313,875	-£8,936,712
60% LAR : 40% CIR	15%	£5,135,175	-£4,677,976	-£6,713,399	-£6,906,771	-£7,390,203	-£10,310,040	-£11,946,066
60% LAR : 40% CIR	20%	£1,748,054	-£7,693,193	-£9,725,602	-£9,921,392	-£10,410,867	-£13,347,720	-£14,979,306
60% LAR : 40% CIR	25%	-£1,674,215	-£10,739,410	-£12,795,249	-£12,990,565	-£13,478,855	-£16,409,653	-£18,062,118
60% LAR : 40% CIR	30%	-£5,117,032	-£13,835,367	-£15,886,807	-£16,081,706	-£16,572,465	-£19,540,558	-£21,189,498
60% LAR : 40% CIR	35%	-£8,580,210	-£16,961,795	-£19,040,685	-£19,238,192	-£19,731,963	-£22,719,380	-£24,390,396
60% LAR : 40% CIR	40%	-£12,070,757	-£20,147,658	-£22,244,481	-£22,444,691	-£22,945,217	-£25,948,371	-£27,616,789
60% LAR : 40% CIR	45%	-£15,619,378	-£23,396,571	-£25,501,213	-£25,701,170	-£26,201,062	-£29,200,413	-£30,866,720
60% LAR : 40% CIR	50%	-£19,231,588	-£26,677,148	-£28,779,721	-£28,979,483	-£29,478,885	-£32,475,298	-£34,139,973

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£19,911,329	£9,029,090	£6,973,332	£6,778,034	£6,289,788	£3,360,313	£1,732,828
60% LAR : 40% CIR	5%	£16,603,607	£6,078,495	£4,030,139	£3,835,541	£3,349,047	£430,086	-£1,191,560
60% LAR : 40% CIR	10%	£13,274,924	£3,106,173	£1,064,592	£870,637	£385,748	-£2,523,589	-£4,146,426
60% LAR : 40% CIR	15%	£9,925,461	£112,310	-£1,923,113	-£2,116,486	-£2,599,917	-£5,519,754	-£7,155,780
60% LAR : 40% CIR	20%	£6,538,340	-£2,902,907	-£4,935,316	-£5,131,106	-£5,620,582	-£8,557,434	-£10,189,020
60% LAR : 40% CIR	25%	£3,116,070	-£5,949,124	-£8,004,963	-£8,200,279	-£8,688,569	-£11,619,368	-£13,271,833
60% LAR : 40% CIR	30%	-£326,746	-£9,045,082	-£11,096,521	-£11,291,420	-£11,782,179	-£14,750,272	-£16,399,212
60% LAR : 40% CIR	35%	-£3,789,924	-£12,171,509	-£14,250,399	-£14,447,906	-£14,941,677	-£17,929,094	-£19,600,110
60% LAR : 40% CIR	40%	-£7,280,471	-£15,357,372	-£17,454,196	-£17,654,406	-£18,154,931	-£21,158,085	-£22,826,504
60% LAR : 40% CIR	45%	-£10,829,092	-£18,606,285	-£20,710,927	-£20,910,884	-£21,410,776	-£24,410,128	-£26,076,434
60% LAR : 40% CIR	50%	-£14,441,302	-£21,886,862	-£23,989,435	-£24,189,197	-£24,688,599	-£27,685,013	-£29,349,687

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£25,573,901	£14,691,661	£12,635,904	£12,440,605	£11,952,359	£9,022,885	£7,395,400
60% LAR : 40% CIR	5%	£22,266,178	£11,741,067	£9,692,710	£9,498,112	£9,011,618	£6,092,657	£4,471,011
60% LAR : 40% CIR	10%	£18,937,496	£8,768,745	£6,727,164	£6,533,209	£6,048,319	£3,138,982	£1,516,146
60% LAR : 40% CIR	15%	£15,588,032	£5,774,881	£3,739,458	£3,546,086	£3,062,654	£142,818	-£1,493,209
60% LAR : 40% CIR	20%	£12,200,911	£2,759,665	£727,255	£531,465	£41,990	-£2,894,863	-£4,526,448
60% LAR : 40% CIR	25%	£8,778,642	-£286,553	-£2,342,392	-£2,537,708	-£3,025,997	-£5,956,796	-£7,609,261
60% LAR : 40% CIR	30%	£5,335,825	-£3,382,510	-£5,433,950	-£5,628,849	-£6,119,608	-£9,087,701	-£10,736,641
60% LAR : 40% CIR	35%	£1,872,647	-£6,508,938	-£8,587,827	-£8,785,335	-£9,279,106	-£12,266,523	-£13,937,539
60% LAR : 40% CIR	40%	-£1,617,899	-£9,694,800	-£11,791,624	-£11,991,834	-£12,492,360	-£15,495,513	-£17,163,932
60% LAR : 40% CIR	45%	-£5,166,521	-£12,943,714	-£15,048,356	-£15,248,313	-£15,748,205	-£18,747,556	-£20,413,863
60% LAR : 40% CIR	50%	-£8,778,731	-£16,224,290	-£18,326,864	-£18,526,626	-£19,026,028	-£22,022,441	-£23,687,116

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area	Zone B - £1,150 psf
No Units	200	Sales value inflation	Grow
Site Area	0.29 Ha	Build cost inflation	Grow
		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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£36,077,782	£25,174,021	£23,118,591	£22,923,293	£22,435,047	£19,505,574	£17,878,087
60% LAR : 40% CIR	5%	£32,539,166	£21,993,920	£19,945,563	£19,750,966	£19,264,473	£16,345,510	£14,723,865
60% LAR : 40% CIR	10%	£28,979,588	£18,791,764	£16,750,184	£16,556,228	£16,071,338	£13,162,001	£11,545,704
60% LAR : 40% CIR	15%	£25,399,231	£15,568,067	£13,532,644	£13,339,270	£12,855,839	£9,955,249	£8,343,810
60% LAR : 40% CIR	20%	£21,798,276	£12,323,016	£10,293,137	£10,100,289	£9,618,170	£6,719,663	£5,088,078
60% LAR : 40% CIR	25%	£18,168,180	£9,056,800	£7,031,857	£6,839,476	£6,355,496	£3,425,762	£1,798,131
60% LAR : 40% CIR	30%	£14,491,795	£5,765,950	£3,714,510	£3,519,611	£3,032,364	£108,878	-£1,538,401
60% LAR : 40% CIR	35%	£10,795,048	£2,415,852	£368,206	£173,666	-£317,455	-£3,280,077	-£4,926,087
60% LAR : 40% CIR	40%	£7,078,122	-£969,738	-£3,045,386	-£3,242,587	-£3,735,590	-£6,724,481	-£8,392,900
60% LAR : 40% CIR	45%	£3,324,495	-£4,413,232	-£6,517,744	-£6,717,700	-£7,217,592	-£10,216,944	-£11,883,250
60% LAR : 40% CIR	50%	-£488,400	-£7,934,097	-£10,036,671	-£10,236,432	-£10,735,834	-£13,732,248	-£15,396,922

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,178,067	-£2,725,693	-£4,781,123	-£4,976,421	-£5,464,667	-£8,394,141	-£10,021,627
60% LAR : 40% CIR	5%	£4,639,451	-£5,905,794	-£7,954,151	-£8,148,749	-£8,635,241	-£11,554,204	-£13,175,849
60% LAR : 40% CIR	10%	£1,079,874	-£9,107,951	-£11,149,531	-£11,343,487	-£11,828,376	-£14,737,713	-£16,354,010
60% LAR : 40% CIR	15%	-£2,500,483	-£12,331,648	-£14,367,071	-£14,560,444	-£15,043,876	-£17,944,466	-£19,555,905
60% LAR : 40% CIR	20%	-£6,101,439	-£15,576,699	-£17,606,577	-£17,799,425	-£18,281,544	-£21,180,052	-£22,811,636
60% LAR : 40% CIR	25%	-£9,731,534	-£18,842,915	-£20,867,858	-£21,060,238	-£21,544,218	-£24,473,952	-£26,101,583
60% LAR : 40% CIR	30%	-£13,407,919	-£22,133,765	-£24,185,204	-£24,380,103	-£24,867,350	-£27,790,836	-£29,438,115
60% LAR : 40% CIR	35%	-£17,104,666	-£25,483,862	-£27,531,509	-£27,726,048	-£28,217,169	-£31,179,792	-£32,825,801
60% LAR : 40% CIR	40%	-£20,821,593	-£28,869,452	-£30,945,100	-£31,142,301	-£31,635,305	-£34,624,196	-£36,292,614
60% LAR : 40% CIR	45%	-£24,575,219	-£32,312,947	-£34,417,458	-£34,617,414	-£35,117,307	-£38,116,658	-£39,782,965
60% LAR : 40% CIR	50%	-£28,388,115	-£35,833,811	-£37,936,385	-£38,136,146	-£38,635,548	-£41,631,962	-£43,296,636

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£19,738,925	£8,835,164	£6,779,734	£6,584,436	£6,096,190	£3,166,716	£1,539,230
60% LAR : 40% CIR	5%	£16,200,309	£5,655,063	£3,606,706	£3,412,109	£2,925,616	£6,653	-£1,614,992
60% LAR : 40% CIR	10%	£12,640,731	£2,452,906	£411,327	£217,371	-£267,519	-£3,176,856	-£4,793,153
60% LAR : 40% CIR	15%	£9,060,374	-£770,790	-£2,806,213	-£2,999,587	-£3,483,018	-£6,383,609	-£7,995,047
60% LAR : 40% CIR	20%	£5,459,419	-£4,015,842	-£6,045,720	-£6,238,568	-£6,720,687	-£9,619,194	-£11,250,779
60% LAR : 40% CIR	25%	£1,829,323	-£7,282,058	-£9,307,000	-£9,499,381	-£9,983,361	-£12,913,095	-£14,540,726
60% LAR : 40% CIR	30%	-£1,847,062	-£10,572,907	-£12,624,347	-£12,819,246	-£13,306,493	-£16,229,979	-£17,877,258
60% LAR : 40% CIR	35%	-£5,543,809	-£13,923,005	-£15,970,652	-£16,165,191	-£16,656,312	-£19,618,935	-£21,264,944
60% LAR : 40% CIR	40%	-£9,260,735	-£17,308,595	-£19,384,243	-£19,581,444	-£20,074,448	-£23,063,339	-£24,731,757
60% LAR : 40% CIR	45%	-£13,014,362	-£20,752,089	-£22,856,601	-£23,056,557	-£23,556,449	-£26,555,801	-£28,222,108
60% LAR : 40% CIR	50%	-£16,827,257	-£24,272,954	-£26,375,528	-£26,575,289	-£27,074,691	-£30,071,105	-£31,735,779

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£24,529,210	£13,625,450	£11,570,020	£11,374,722	£10,886,476	£7,957,002	£6,329,516
60% LAR : 40% CIR	5%	£20,990,594	£10,445,349	£8,396,992	£8,202,394	£7,715,901	£4,796,939	£3,175,294
60% LAR : 40% CIR	10%	£17,431,016	£7,243,192	£5,201,612	£5,007,656	£4,522,767	£1,613,430	-£2,868
60% LAR : 40% CIR	15%	£13,850,660	£4,019,495	£1,984,072	£1,790,699	£1,307,267	-£1,593,323	-£3,204,762
60% LAR : 40% CIR	20%	£10,249,704	£774,444	-£1,255,434	-£1,448,282	-£1,930,401	-£4,828,909	-£6,460,493
60% LAR : 40% CIR	25%	£6,619,608	-£2,491,772	-£4,516,715	-£4,709,095	-£5,193,075	-£8,122,810	-£9,750,440
60% LAR : 40% CIR	30%	£2,943,223	-£5,782,622	-£7,834,061	-£8,028,960	-£8,516,207	-£11,439,693	-£13,086,972
60% LAR : 40% CIR	35%	-£753,523	-£9,132,719	-£11,180,366	-£11,374,906	-£11,866,026	-£14,828,649	-£16,474,658
60% LAR : 40% CIR	40%	-£4,470,450	-£12,518,309	-£14,593,957	-£14,791,158	-£15,284,162	-£18,273,053	-£19,941,472
60% LAR : 40% CIR	45%	-£8,224,076	-£15,961,804	-£18,066,315	-£18,266,271	-£18,766,164	-£21,765,515	-£23,431,822
60% LAR : 40% CIR	50%	-£12,036,972	-£19,482,668	-£21,585,242	-£21,785,003	-£22,284,406	-£25,280,819	-£26,945,493

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£30,191,782	£19,288,021	£17,232,591	£17,037,293	£16,549,047	£13,619,574	£11,992,087
60% LAR : 40% CIR	5%	£26,653,166	£16,107,920	£14,059,563	£13,864,966	£13,378,473	£10,459,510	£8,837,865
60% LAR : 40% CIR	10%	£23,093,588	£12,905,764	£10,864,184	£10,670,228	£10,185,338	£7,276,001	£5,659,704
60% LAR : 40% CIR	15%	£19,513,231	£9,682,067	£7,646,644	£7,453,270	£6,969,839	£4,069,249	£2,457,810
60% LAR : 40% CIR	20%	£15,912,276	£6,437,016	£4,407,137	£4,214,289	£3,732,170	£833,663	-£797,922
60% LAR : 40% CIR	25%	£12,282,180	£3,170,800	£1,145,857	£953,476	£469,496	-£2,460,238	-£4,087,869
60% LAR : 40% CIR	30%	£8,605,795	-£120,050	-£2,171,490	-£2,366,389	-£2,853,636	-£5,777,122	-£7,424,401
60% LAR : 40% CIR	35%	£4,909,048	-£3,470,148	-£5,517,794	-£5,712,334	-£6,203,455	-£9,166,077	-£10,812,087
60% LAR : 40% CIR	40%	£1,192,122	-£6,855,738	-£8,931,386	-£9,128,587	-£9,621,590	-£12,610,481	-£14,278,900
60% LAR : 40% CIR	45%	-£2,561,505	-£10,299,232	-£12,403,744	-£12,603,700	-£13,103,592	-£16,102,944	-£17,769,250
60% LAR : 40% CIR	50%	-£6,374,400	-£13,820,097	-£15,922,671	-£16,122,432	-£16,621,834	-£19,618,248	-£21,282,922

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats	

Value Area	Zone B - £1,200 psf

No Units	200
Site Area	0.29 Ha

Sales value inflation		Grow
Build cost inflation		Grow
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£40,695,664	£29,718,061	£27,693,199	£27,500,836	£27,019,928	£24,102,261	£22,474,775
60% LAR : 40% CIR	5%	£36,926,152	£26,338,080	£24,312,418	£24,117,820	£23,631,326	£20,712,364	£19,090,719
60% LAR : 40% CIR	10%	£33,135,681	£22,928,783	£20,887,203	£20,693,247	£20,208,357	£17,299,021	£15,682,723
60% LAR : 40% CIR	15%	£29,324,430	£19,475,251	£17,439,828	£17,246,456	£16,763,024	£13,862,434	£12,250,995
60% LAR : 40% CIR	20%	£25,492,580	£16,000,366	£13,970,487	£13,777,639	£13,295,521	£10,402,805	£8,795,742
60% LAR : 40% CIR	25%	£21,640,313	£12,504,315	£10,479,373	£10,286,993	£9,806,042	£6,920,338	£5,293,625
60% LAR : 40% CIR	30%	£17,761,763	£8,987,286	£6,966,678	£6,774,708	£6,294,783	£3,371,338	£1,747,180
60% LAR : 40% CIR	35%	£13,831,448	£5,445,280	£3,397,633	£3,203,094	£2,716,744	-£204,426	-£1,850,328
60% LAR : 40% CIR	40%	£9,880,953	£1,841,231	-£206,323	-£403,524	-£896,528	-£3,854,547	-£5,507,867
60% LAR : 40% CIR	45%	£5,910,463	-£1,810,758	-£3,883,770	-£4,080,721	-£4,573,100	-£7,572,331	-£9,238,637
60% LAR : 40% CIR	50%	£1,887,137	-£5,529,904	-£7,632,477	-£7,832,238	-£8,331,640	-£11,328,055	-£12,992,729

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,795,949	£1,818,346	-£206,515	-£398,878	-£879,786	-£3,797,453	-£5,424,939
60% LAR : 40% CIR	5%	£9,026,438	-£1,561,635	-£3,587,297	-£3,781,894	-£4,268,388	-£7,187,351	-£8,808,996
60% LAR : 40% CIR	10%	£5,235,967	-£4,970,932	-£7,012,512	-£7,206,468	-£7,691,357	-£10,600,693	-£12,216,992
60% LAR : 40% CIR	15%	£1,424,716	-£8,424,463	-£10,459,886	-£10,653,258	-£11,136,690	-£14,037,280	-£15,648,719
60% LAR : 40% CIR	20%	-£2,407,134	-£11,899,349	-£13,929,227	-£14,122,075	-£14,604,193	-£17,496,909	-£19,103,973
60% LAR : 40% CIR	25%	-£6,259,401	-£15,395,399	-£17,420,341	-£17,612,722	-£18,093,672	-£20,979,376	-£22,606,090
60% LAR : 40% CIR	30%	-£10,137,951	-£18,912,428	-£20,933,036	-£21,125,007	-£21,604,932	-£24,528,376	-£26,152,534
60% LAR : 40% CIR	35%	-£14,068,267	-£22,454,435	-£24,502,081	-£24,696,621	-£25,182,970	-£28,104,141	-£29,750,042
60% LAR : 40% CIR	40%	-£18,018,762	-£26,058,483	-£28,106,037	-£28,303,239	-£28,796,242	-£31,754,262	-£33,407,581
60% LAR : 40% CIR	45%	-£21,989,251	-£29,710,472	-£31,783,484	-£31,980,436	-£32,472,814	-£35,472,045	-£37,138,351
60% LAR : 40% CIR	50%	-£26,012,577	-£33,429,618	-£35,532,192	-£35,731,952	-£36,231,355	-£39,227,769	-£40,892,443

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£24,356,807	£13,379,204	£11,354,342	£11,161,979	£10,681,071	£7,763,404	£6,135,918
60% LAR : 40% CIR	5%	£20,587,295	£9,999,222	£7,973,561	£7,778,963	£7,292,469	£4,373,507	£2,751,862
60% LAR : 40% CIR	10%	£16,796,824	£6,589,925	£4,548,346	£4,354,389	£3,869,500	£960,164	-£656,134
60% LAR : 40% CIR	15%	£12,985,573	£3,136,394	£1,100,971	£907,599	£424,167	-£2,476,423	-£4,087,862
60% LAR : 40% CIR	20%	£9,153,723	-£338,492	-£2,368,370	-£2,561,218	-£3,043,336	-£5,936,052	-£7,543,115
60% LAR : 40% CIR	25%	£5,301,456	-£3,834,542	-£5,859,484	-£6,051,864	-£6,532,815	-£9,418,519	-£11,045,232
60% LAR : 40% CIR	30%	£1,422,906	-£7,351,571	-£9,372,179	-£9,564,150	-£10,044,074	-£12,967,519	-£14,591,677
60% LAR : 40% CIR	35%	-£2,507,409	-£10,893,577	-£12,941,224	-£13,135,764	-£13,622,113	-£16,543,284	-£18,189,185
60% LAR : 40% CIR	40%	-£6,457,904	-£14,497,626	-£16,545,180	-£16,742,382	-£17,235,385	-£20,193,404	-£21,846,724
60% LAR : 40% CIR	45%	-£10,428,394	-£18,149,615	-£20,222,627	-£20,419,578	-£20,911,957	-£23,911,188	-£25,577,494
60% LAR : 40% CIR	50%	-£14,451,720	-£21,868,761	-£23,971,334	-£24,171,095	-£24,670,498	-£27,666,912	-£29,331,586

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£29,147,092	£18,169,489	£16,144,628	£15,952,264	£15,471,357	£12,553,690	£10,926,204
60% LAR : 40% CIR	5%	£25,377,581	£14,789,508	£12,763,846	£12,569,249	£12,082,755	£9,163,792	£7,542,147
60% LAR : 40% CIR	10%	£21,587,110	£11,380,211	£9,338,631	£9,144,675	£8,659,786	£5,750,450	£4,134,151
60% LAR : 40% CIR	15%	£17,775,858	£7,926,680	£5,891,257	£5,697,884	£5,214,453	£2,313,863	£702,424
60% LAR : 40% CIR	20%	£13,944,009	£4,451,794	£2,421,916	£2,229,068	£1,746,950	-£1,145,766	-£2,752,830
60% LAR : 40% CIR	25%	£10,091,741	£955,744	-£1,069,198	-£1,261,579	-£1,742,529	-£4,628,233	-£6,254,947
60% LAR : 40% CIR	30%	£6,213,192	-£2,561,285	-£4,581,894	-£4,773,864	-£5,253,789	-£8,177,233	-£9,801,392
60% LAR : 40% CIR	35%	£2,282,876	-£6,103,292	-£8,150,938	-£8,345,478	-£8,831,827	-£11,752,998	-£13,398,900
60% LAR : 40% CIR	40%	-£1,667,619	-£9,707,340	-£11,754,894	-£11,952,096	-£12,445,099	-£15,403,119	-£17,056,438
60% LAR : 40% CIR	45%	-£5,638,108	-£13,359,329	-£15,432,341	-£15,629,293	-£16,121,672	-£19,120,902	-£20,787,209
60% LAR : 40% CIR	50%	-£9,661,434	-£17,078,475	-£19,181,049	-£19,380,810	-£19,880,212	-£22,876,626	-£24,541,301

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£34,809,664	£23,832,061	£21,807,199	£21,614,836	£21,133,928	£18,216,261	£16,588,775
60% LAR : 40% CIR	5%	£31,040,152	£20,452,080	£18,426,418	£18,231,820	£17,745,326	£14,826,364	£13,204,719
60% LAR : 40% CIR	10%	£27,249,681	£17,042,783	£15,001,203	£14,807,247	£14,322,357	£11,413,021	£9,796,723
60% LAR : 40% CIR	15%	£23,438,430	£13,589,251	£11,553,828	£11,360,456	£10,877,024	£7,976,434	£6,364,995
60% LAR : 40% CIR	20%	£19,606,580	£10,114,366	£8,084,487	£7,891,639	£7,409,521	£4,516,805	£2,909,742
60% LAR : 40% CIR	25%	£15,754,313	£6,618,315	£4,593,373	£4,400,993	£3,920,042	£1,034,338	-£592,375
60% LAR : 40% CIR	30%	£11,875,763	£3,101,286	£1,080,678	£888,708	£408,783	-£2,514,662	-£4,138,820
60% LAR : 40% CIR	35%	£7,945,448	-£440,720	-£2,488,367	-£2,682,906	-£3,169,256	-£6,090,426	-£7,736,328
60% LAR : 40% CIR	40%	£3,994,953	-£4,044,769	-£6,092,323	-£6,289,524	-£6,782,528	-£9,740,547	-£11,393,867
60% LAR : 40% CIR	45%	£24,463	-£7,696,758	-£9,769,770	-£9,966,721	-£10,459,100	-£13,458,331	-£15,124,637
60% LAR : 40% CIR	50%	-£3,998,863	-£11,415,904	-£13,518,477	-£13,718,238	-£14,217,640	-£17,214,055	-£18,878,729

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats	
No Units	200
Site Area	0.29 Ha

Value Area	Zone B - £1,250 psf
Sales value inflation	Grow
Build cost inflation	Grow
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£45,313,316	£34,262,102	£32,237,240	£32,044,877	£31,563,969	£28,678,522	£27,071,464
60% LAR : 40% CIR	5%	£41,313,140	£30,654,917	£28,637,345	£28,445,673	£27,966,490	£25,079,218	£23,457,572
60% LAR : 40% CIR	10%	£37,291,774	£27,026,332	£25,015,434	£24,824,393	£24,345,377	£21,436,040	£19,819,742
60% LAR : 40% CIR	15%	£33,249,629	£23,376,528	£21,347,014	£21,153,640	£20,670,209	£17,769,619	£16,158,180
60% LAR : 40% CIR	20%	£29,186,886	£19,677,717	£17,647,838	£17,454,990	£16,972,871	£14,080,155	£12,473,092
60% LAR : 40% CIR	25%	£25,103,724	£15,951,831	£13,926,889	£13,734,508	£13,253,558	£10,367,854	£8,764,686
60% LAR : 40% CIR	30%	£21,000,325	£12,204,968	£10,184,359	£9,992,390	£9,512,465	£6,632,915	£5,009,641
60% LAR : 40% CIR	35%	£16,867,847	£8,437,314	£6,420,442	£6,228,825	£5,746,171	£2,828,074	£1,206,908
60% LAR : 40% CIR	40%	£12,683,784	£4,637,626	£2,593,173	£2,398,934	£1,913,341	-£1,015,485	-£2,658,829
60% LAR : 40% CIR	45%	£8,479,725	£779,817	-£1,281,296	-£1,478,247	-£1,970,626	-£4,927,718	-£6,594,025
60% LAR : 40% CIR	50%	£4,255,334	-£3,145,805	-£5,228,284	-£5,428,044	-£5,927,447	-£8,923,861	-£10,588,535

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,413,601	£6,362,387	£4,337,526	£4,145,162	£3,664,255	£778,807	-£828,250
60% LAR : 40% CIR	5%	£13,413,426	£2,755,203	£737,631	£545,958	£66,775	-£2,820,496	-£4,442,142
60% LAR : 40% CIR	10%	£9,392,060	-£873,382	-£2,884,280	-£3,075,321	-£3,554,337	-£6,463,674	-£8,079,973
60% LAR : 40% CIR	15%	£5,349,914	-£4,523,186	-£6,552,701	-£6,746,074	-£7,229,506	-£10,130,096	-£11,741,535
60% LAR : 40% CIR	20%	£1,287,171	-£8,221,998	-£10,251,876	-£10,444,724	-£10,926,843	-£13,819,559	-£15,426,622
60% LAR : 40% CIR	25%	-£2,795,990	-£11,947,884	-£13,972,825	-£14,165,206	-£14,646,156	-£17,531,860	-£19,135,029
60% LAR : 40% CIR	30%	-£6,899,389	-£15,694,746	-£17,715,355	-£17,907,325	-£18,387,249	-£21,266,799	-£22,890,073
60% LAR : 40% CIR	35%	-£11,031,867	-£19,462,400	-£21,479,272	-£21,670,889	-£22,153,543	-£25,071,640	-£26,692,806
60% LAR : 40% CIR	40%	-£15,215,931	-£23,262,089	-£25,306,542	-£25,500,780	-£25,986,374	-£28,915,199	-£30,558,543
60% LAR : 40% CIR	45%	-£19,419,989	-£27,119,897	-£29,181,010	-£29,377,961	-£29,870,340	-£32,827,432	-£34,493,739
60% LAR : 40% CIR	50%	-£23,644,381	-£31,045,519	-£33,127,998	-£33,327,759	-£33,827,161	-£36,823,575	-£38,488,250

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£28,974,459	£17,923,244	£15,898,383	£15,706,020	£15,225,112	£12,339,664	£10,732,607
60% LAR : 40% CIR	5%	£24,974,283	£14,316,060	£12,298,488	£12,106,815	£11,627,632	£8,740,361	£7,118,715
60% LAR : 40% CIR	10%	£20,952,917	£10,687,475	£8,676,577	£8,485,536	£8,006,520	£5,097,183	£3,480,885
60% LAR : 40% CIR	15%	£16,910,772	£7,037,671	£5,008,157	£4,814,783	£4,331,352	£1,430,761	-£180,677
60% LAR : 40% CIR	20%	£12,848,028	£3,338,860	£1,308,981	£1,116,133	£634,014	-£2,258,702	-£3,865,765
60% LAR : 40% CIR	25%	£8,764,867	-£387,026	-£2,411,968	-£2,604,349	-£3,085,299	-£5,971,003	-£7,574,171
60% LAR : 40% CIR	30%	£4,661,468	-£4,133,889	-£6,154,498	-£6,346,467	-£6,826,392	-£9,705,942	-£11,329,216
60% LAR : 40% CIR	35%	£528,990	-£7,901,543	-£9,918,415	-£10,110,032	-£10,592,686	-£13,510,783	-£15,131,949
60% LAR : 40% CIR	40%	-£3,655,073	-£11,701,232	-£13,745,685	-£13,939,923	-£14,425,517	-£17,354,342	-£18,997,686
60% LAR : 40% CIR	45%	-£7,859,132	-£15,559,040	-£17,620,153	-£17,817,104	-£18,309,483	-£21,266,575	-£22,932,882
60% LAR : 40% CIR	50%	-£12,083,523	-£19,484,662	-£21,567,141	-£21,766,902	-£22,266,304	-£25,262,718	-£26,927,393

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£33,764,744	£22,713,530	£20,688,669	£20,496,305	£20,015,398	£17,129,950	£15,522,893
60% LAR : 40% CIR	5%	£29,764,568	£19,106,346	£17,088,774	£16,897,101	£16,417,918	£13,530,647	£11,909,001
60% LAR : 40% CIR	10%	£25,743,203	£15,477,760	£13,466,863	£13,275,821	£12,796,805	£9,887,469	£8,271,170
60% LAR : 40% CIR	15%	£21,701,057	£11,827,957	£9,798,442	£9,605,069	£9,121,637	£6,221,047	£4,609,608
60% LAR : 40% CIR	20%	£17,638,314	£8,129,145	£6,099,267	£5,906,419	£5,424,300	£2,531,584	£924,520
60% LAR : 40% CIR	25%	£13,555,152	£4,403,259	£2,378,317	£2,185,937	£1,704,986	-£1,180,717	-£2,783,886
60% LAR : 40% CIR	30%	£9,451,753	£656,397	-£1,364,212	-£1,556,182	-£2,036,106	-£4,915,656	-£6,538,931
60% LAR : 40% CIR	35%	£5,319,276	-£3,111,257	-£5,128,130	-£5,319,746	-£5,802,400	-£8,720,498	-£10,341,663
60% LAR : 40% CIR	40%	£1,135,212	-£6,910,946	-£8,955,399	-£9,149,637	-£9,635,231	-£12,564,056	-£14,207,400
60% LAR : 40% CIR	45%	-£3,068,846	-£10,768,754	-£12,829,867	-£13,026,819	-£13,519,197	-£16,476,290	-£18,142,596
60% LAR : 40% CIR	50%	-£7,293,238	-£14,694,377	-£16,776,855	-£16,976,616	-£17,476,018	-£20,472,433	-£22,137,107

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£39,427,316	£28,376,102	£26,351,240	£26,158,877	£25,677,969	£22,792,522	£21,185,464
60% LAR : 40% CIR	5%	£35,427,140	£24,768,917	£22,751,345	£22,559,673	£22,080,490	£19,193,218	£17,571,572
60% LAR : 40% CIR	10%	£31,405,774	£21,140,332	£19,129,434	£18,938,393	£18,459,377	£15,550,040	£13,933,742
60% LAR : 40% CIR	15%	£27,363,629	£17,490,528	£15,461,014	£15,267,640	£14,784,209	£11,883,619	£10,272,180
60% LAR : 40% CIR	20%	£23,300,886	£13,791,717	£11,761,838	£11,568,990	£11,086,871	£8,194,155	£6,587,092
60% LAR : 40% CIR	25%	£19,217,724	£10,065,831	£8,040,889	£7,848,508	£7,367,558	£4,481,854	£2,878,686
60% LAR : 40% CIR	30%	£15,114,325	£6,318,968	£4,298,359	£4,106,390	£3,626,465	£746,915	-£876,359
60% LAR : 40% CIR	35%	£10,981,847	£2,551,314	£534,442	£342,825	-£139,829	-£3,057,926	-£4,679,092
60% LAR : 40% CIR	40%	£6,797,784	-£1,248,374	-£3,292,827	-£3,487,066	-£3,972,659	-£6,901,485	-£8,544,829
60% LAR : 40% CIR	45%	£2,593,725	-£5,106,183	-£7,167,296	-£7,364,247	-£7,856,626	-£10,813,718	-£12,480,025
60% LAR : 40% CIR	50%	-£1,630,666	-£9,031,805	-£11,114,284	-£11,314,044	-£11,813,447	-£14,809,861	-£16,474,535

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats	
Value Area	Zone B - £1,300 psf

No Units	200
Site Area	0.29 Ha

Sales value inflation	Grow
Build cost inflation	Grow
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£49,889,027	£38,806,142	£36,781,280	£36,588,917	£36,108,009	£33,222,561	£31,619,535
60% LAR : 40% CIR	5%	£45,684,649	£34,971,756	£32,954,184	£32,762,510	£32,283,328	£29,408,235	£27,810,961
60% LAR : 40% CIR	10%	£41,447,867	£31,115,968	£29,105,070	£28,914,030	£28,436,427	£25,570,815	£23,956,762
60% LAR : 40% CIR	15%	£37,174,827	£27,238,963	£25,234,130	£25,043,664	£24,567,498	£21,676,804	£20,065,364
60% LAR : 40% CIR	20%	£32,881,190	£23,340,926	£21,325,188	£21,132,340	£20,650,221	£17,757,506	£16,150,443
60% LAR : 40% CIR	25%	£28,567,135	£19,399,347	£17,374,405	£17,182,025	£16,701,074	£13,815,371	£12,212,201
60% LAR : 40% CIR	30%	£24,232,842	£15,422,649	£13,402,041	£13,210,071	£12,730,146	£9,850,598	£8,250,848
60% LAR : 40% CIR	35%	£19,878,494	£11,425,162	£9,408,289	£9,216,673	£8,737,632	£5,857,502	£4,236,336
60% LAR : 40% CIR	40%	£15,486,614	£7,407,070	£5,389,567	£5,195,330	£4,709,735	£1,796,172	£177,526
60% LAR : 40% CIR	45%	£11,048,987	£3,343,180	£1,301,323	£1,107,331	£622,352	-£2,322,427	-£3,963,691
60% LAR : 40% CIR	50%	£6,591,548	-£779,919	-£2,850,894	-£3,047,652	-£3,539,550	-£6,519,667	-£8,184,342

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,989,312	£10,906,428	£8,881,565	£8,689,202	£8,208,295	£5,322,847	£3,719,821
60% LAR : 40% CIR	5%	£17,784,935	£7,072,042	£5,054,470	£4,862,796	£4,383,614	£1,508,521	-£88,753
60% LAR : 40% CIR	10%	£13,548,153	£3,216,253	£1,205,356	£1,014,315	£536,713	-£2,328,900	-£3,942,953
60% LAR : 40% CIR	15%	£9,275,113	-£660,751	-£2,665,584	-£2,856,050	-£3,332,216	-£6,222,910	-£7,834,350
60% LAR : 40% CIR	20%	£4,981,476	-£4,558,789	-£6,574,526	-£6,767,374	-£7,249,493	-£10,142,208	-£11,749,271
60% LAR : 40% CIR	25%	£667,421	-£8,500,367	-£10,525,309	-£10,717,689	-£11,198,640	-£14,084,344	-£15,687,513
60% LAR : 40% CIR	30%	-£3,666,872	-£12,477,065	-£14,497,673	-£14,689,643	-£15,169,568	-£18,049,117	-£19,648,866
60% LAR : 40% CIR	35%	-£8,021,221	-£16,474,552	-£18,491,426	-£18,683,041	-£19,162,082	-£22,042,213	-£23,663,379
60% LAR : 40% CIR	40%	-£12,413,101	-£20,492,644	-£22,510,147	-£22,704,385	-£23,189,979	-£26,103,542	-£27,722,189
60% LAR : 40% CIR	45%	-£16,850,728	-£24,556,535	-£26,598,391	-£26,792,383	-£27,277,363	-£30,222,142	-£31,863,405
60% LAR : 40% CIR	50%	-£21,308,166	-£28,679,634	-£30,750,608	-£30,947,367	-£31,439,264	-£34,419,382	-£36,084,056

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£33,550,169	£22,467,285	£20,442,423	£20,250,059	£19,769,152	£16,883,704	£15,280,678
60% LAR : 40% CIR	5%	£29,345,792	£18,632,899	£16,615,327	£16,423,653	£15,944,471	£13,069,378	£11,472,104
60% LAR : 40% CIR	10%	£25,109,010	£14,777,111	£12,766,213	£12,575,173	£12,097,570	£9,231,957	£7,617,904
60% LAR : 40% CIR	15%	£20,835,970	£10,900,106	£8,895,273	£8,704,807	£8,228,641	£5,337,947	£3,726,507
60% LAR : 40% CIR	20%	£16,542,333	£7,002,069	£4,986,331	£4,793,483	£4,311,364	£1,418,649	-£188,414
60% LAR : 40% CIR	25%	£12,228,278	£3,060,490	£1,035,548	£843,168	£362,217	-£2,523,487	-£4,126,656
60% LAR : 40% CIR	30%	£7,893,985	-£916,208	-£2,936,816	-£3,128,786	-£3,608,711	-£6,488,260	-£8,088,009
60% LAR : 40% CIR	35%	£3,539,636	-£4,913,695	-£6,930,569	-£7,122,184	-£7,601,225	-£10,481,356	-£12,102,521
60% LAR : 40% CIR	40%	-£852,244	-£8,931,787	-£10,949,290	-£11,143,528	-£11,629,122	-£14,542,685	-£16,161,331
60% LAR : 40% CIR	45%	-£5,289,871	-£12,995,678	-£15,037,534	-£15,231,526	-£15,716,506	-£18,661,285	-£20,302,548
60% LAR : 40% CIR	50%	-£9,747,309	-£17,118,777	-£19,189,751	-£19,386,509	-£19,878,407	-£22,858,525	-£24,523,199

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£38,340,455	£27,257,571	£25,232,708	£25,040,345	£24,559,437	£21,673,990	£20,070,964
60% LAR : 40% CIR	5%	£34,136,078	£23,423,185	£21,405,613	£21,213,939	£20,734,757	£17,859,664	£16,262,390
60% LAR : 40% CIR	10%	£29,899,296	£19,567,396	£17,556,499	£17,365,458	£16,887,856	£14,022,243	£12,408,190
60% LAR : 40% CIR	15%	£25,626,256	£15,690,392	£13,685,559	£13,495,093	£13,018,927	£10,128,233	£8,516,793
60% LAR : 40% CIR	20%	£21,332,618	£11,792,354	£9,776,617	£9,583,769	£9,101,650	£6,208,935	£4,601,871
60% LAR : 40% CIR	25%	£17,018,563	£7,850,776	£5,825,834	£5,633,453	£5,152,503	£2,266,799	£663,630
60% LAR : 40% CIR	30%	£12,684,271	£3,874,078	£1,853,470	£1,661,499	£1,181,575	-£1,697,974	-£3,297,723
60% LAR : 40% CIR	35%	£8,329,922	-£123,410	-£2,140,283	-£2,331,899	-£2,810,939	-£5,691,070	-£7,312,236
60% LAR : 40% CIR	40%	£3,938,042	-£4,141,501	-£6,159,004	-£6,353,242	-£6,838,836	-£9,752,400	-£11,371,046
60% LAR : 40% CIR	45%	-£499,585	-£8,205,392	-£10,247,248	-£10,441,240	-£10,926,220	-£13,870,999	-£15,512,263
60% LAR : 40% CIR	50%	-£4,957,023	-£12,328,491	-£14,399,465	-£14,596,224	-£15,088,121	-£18,068,239	-£19,732,913

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£44,003,027	£32,920,142	£30,895,280	£30,702,917	£30,222,009	£27,336,561	£25,733,535
60% LAR : 40% CIR	5%	£39,798,649	£29,085,756	£27,068,184	£26,876,510	£26,397,328	£23,522,235	£21,924,961
60% LAR : 40% CIR	10%	£35,561,867	£25,229,968	£23,219,070	£23,028,030	£22,550,427	£19,684,815	£18,070,762
60% LAR : 40% CIR	15%	£31,288,827	£21,352,963	£19,348,130	£19,157,664	£18,681,498	£15,790,804	£14,179,364
60% LAR : 40% CIR	20%	£26,995,190	£17,454,926	£15,439,188	£15,246,340	£14,764,221	£11,871,506	£10,264,443
60% LAR : 40% CIR	25%	£22,681,135	£13,513,347	£11,488,405	£11,296,025	£10,815,074	£7,929,371	£6,326,201
60% LAR : 40% CIR	30%	£18,346,842	£9,536,649	£7,516,041	£7,324,071	£6,844,146	£3,964,598	£2,364,848
60% LAR : 40% CIR	35%	£13,992,494	£5,539,162	£3,522,289	£3,330,673	£2,851,632	-£28,498	-£1,649,664
60% LAR : 40% CIR	40%	£9,600,614	£1,521,070	-£496,433	-£690,670	-£1,176,265	-£4,089,828	-£5,708,474
60% LAR : 40% CIR	45%	£5,162,987	-£2,542,820	-£4,584,677	-£4,778,669	-£5,263,648	-£8,208,427	-£9,849,691
60% LAR : 40% CIR	50%	£705,548	-£6,665,919	-£8,736,894	-£8,933,652	-£9,425,550	-£12,405,667	-£14,070,342

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		**Value Area**	**Zone B - £900 psf**

No Units	**575**	**Sales value inflation**		**Grow**
Site Area	**2.88 Ha**	**Build cost inflation**		**Grow**
		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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£55,907,088	£27,395,139	£22,552,650	£22,095,608	£20,953,003	£14,084,805	£10,229,660
60% LAR : 40% CIR	5%	£49,097,390	£21,520,206	£16,696,894	£16,241,665	£15,103,594	£8,202,965	£4,363,119
60% LAR : 40% CIR	10%	£42,213,133	£15,592,511	£10,756,729	£10,297,643	£9,149,928	£2,263,638	-£1,585,914
60% LAR : 40% CIR	15%	£35,258,233	£9,579,458	£4,731,671	£4,274,142	£3,130,319	-£3,792,023	-£7,713,230
60% LAR : 40% CIR	20%	£28,253,171	£3,485,591	-£1,367,768	-£1,830,838	-£2,988,510	-£10,016,620	-£13,925,662
60% LAR : 40% CIR	25%	£21,198,446	-£2,700,706	-£7,644,955	-£8,112,720	-£9,282,133	-£16,298,611	-£20,250,278
60% LAR : 40% CIR	30%	£14,043,174	-£9,061,701	-£14,005,619	-£14,472,202	-£15,640,714	-£22,735,819	-£26,685,858
60% LAR : 40% CIR	35%	£6,827,857	-£15,498,198	-£20,499,035	-£20,970,983	-£22,150,854	-£29,298,033	-£33,288,052
60% LAR : 40% CIR	40%	-£498,316	-£22,075,608	-£27,125,872	-£27,603,739	-£28,798,410	-£35,966,428	-£39,948,660
60% LAR : 40% CIR	45%	-£8,026,248	-£28,810,361	-£33,865,655	-£34,342,727	-£35,535,406	-£42,691,481	-£46,667,078
60% LAR : 40% CIR	50%	-£15,704,998	-£35,610,576	-£40,658,976	-£41,135,389	-£42,326,418	-£49,472,600	-£53,442,700

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£224,833,787	-£253,345,736	-£258,188,225	-£258,645,267	-£259,787,872	-£266,656,070	-£270,511,215
60% LAR : 40% CIR	5%	-£231,643,485	-£259,220,669	-£264,043,981	-£264,499,210	-£265,637,281	-£272,537,910	-£276,377,756
60% LAR : 40% CIR	10%	-£238,527,742	-£265,148,364	-£269,984,146	-£270,443,232	-£271,590,947	-£278,477,237	-£282,326,789
60% LAR : 40% CIR	15%	-£245,482,642	-£271,161,417	-£276,009,204	-£276,466,733	-£277,610,556	-£284,532,898	-£288,454,105
60% LAR : 40% CIR	20%	-£252,487,704	-£277,255,284	-£282,108,643	-£282,571,713	-£283,729,385	-£290,757,495	-£294,666,537
60% LAR : 40% CIR	25%	-£259,542,429	-£283,441,581	-£288,385,830	-£288,853,595	-£290,023,008	-£297,039,486	-£300,991,153
60% LAR : 40% CIR	30%	-£266,697,701	-£289,802,576	-£294,746,494	-£295,213,077	-£296,381,589	-£303,476,694	-£307,426,733
60% LAR : 40% CIR	35%	-£273,913,018	-£296,239,073	-£301,239,910	-£301,711,858	-£302,891,729	-£310,038,908	-£314,028,927
60% LAR : 40% CIR	40%	-£281,239,191	-£302,816,483	-£307,866,747	-£308,344,614	-£309,539,285	-£316,707,303	-£320,689,535
60% LAR : 40% CIR	45%	-£288,767,123	-£309,551,236	-£314,606,530	-£315,083,602	-£316,276,281	-£323,432,356	-£327,407,953
60% LAR : 40% CIR	50%	-£296,445,873	-£316,351,451	-£321,399,851	-£321,876,264	-£323,067,293	-£330,213,475	-£334,183,575

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£108,502,662	-£137,014,611	-£141,857,100	-£142,314,142	-£143,456,747	-£150,324,945	-£154,180,090
60% LAR : 40% CIR	5%	-£115,312,360	-£142,889,544	-£147,712,856	-£148,168,085	-£149,306,156	-£156,206,785	-£160,046,631
60% LAR : 40% CIR	10%	-£122,196,617	-£148,817,239	-£153,653,021	-£154,112,107	-£155,259,822	-£162,146,112	-£165,995,664
60% LAR : 40% CIR	15%	-£129,151,517	-£154,830,292	-£159,678,079	-£160,135,608	-£161,279,431	-£168,201,773	-£172,122,980
60% LAR : 40% CIR	20%	-£136,156,579	-£160,924,159	-£165,777,518	-£166,240,588	-£167,398,260	-£174,426,370	-£178,335,412
60% LAR : 40% CIR	25%	-£143,211,304	-£167,110,456	-£172,054,705	-£172,522,470	-£173,691,883	-£180,708,361	-£184,660,028
60% LAR : 40% CIR	30%	-£150,366,576	-£173,471,451	-£178,415,369	-£178,881,952	-£180,050,464	-£187,145,569	-£191,095,608
60% LAR : 40% CIR	35%	-£157,581,893	-£179,907,948	-£184,908,785	-£185,380,733	-£186,560,604	-£193,707,783	-£197,697,802
60% LAR : 40% CIR	40%	-£164,908,066	-£186,485,358	-£191,535,622	-£192,013,489	-£193,208,160	-£200,376,178	-£204,358,410
60% LAR : 40% CIR	45%	-£172,435,998	-£193,220,111	-£198,275,405	-£198,752,477	-£199,945,156	-£207,101,231	-£211,076,828
60% LAR : 40% CIR	50%	-£180,114,748	-£200,020,326	-£205,068,726	-£205,545,139	-£206,736,168	-£213,882,350	-£217,852,450

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£60,300,412	-£88,812,361	-£93,654,850	-£94,111,892	-£95,254,497	-£102,122,695	-£105,977,840
60% LAR : 40% CIR	5%	-£67,110,110	-£94,687,294	-£99,510,606	-£99,965,835	-£101,103,906	-£108,004,535	-£111,844,381
60% LAR : 40% CIR	10%	-£73,994,367	-£100,614,989	-£105,450,771	-£105,909,857	-£107,057,572	-£113,943,862	-£117,793,414
60% LAR : 40% CIR	15%	-£80,949,267	-£106,628,042	-£111,475,829	-£111,933,358	-£113,077,181	-£119,999,523	-£123,920,730
60% LAR : 40% CIR	20%	-£87,954,329	-£112,721,909	-£117,575,268	-£118,038,338	-£119,196,010	-£126,224,120	-£130,133,162
60% LAR : 40% CIR	25%	-£95,009,054	-£118,908,206	-£123,852,455	-£124,320,220	-£125,489,633	-£132,506,111	-£136,457,778
60% LAR : 40% CIR	30%	-£102,164,326	-£125,269,201	-£130,213,119	-£130,679,702	-£131,848,214	-£138,943,319	-£142,893,358
60% LAR : 40% CIR	35%	-£109,379,643	-£131,705,698	-£136,706,535	-£137,178,483	-£138,358,354	-£145,505,533	-£149,495,552
60% LAR : 40% CIR	40%	-£116,705,816	-£138,283,108	-£143,333,372	-£143,811,239	-£145,005,910	-£152,173,928	-£156,156,160
60% LAR : 40% CIR	45%	-£124,233,748	-£145,017,861	-£150,073,155	-£150,550,227	-£151,742,906	-£158,898,981	-£162,874,578
60% LAR : 40% CIR	50%	-£131,912,498	-£151,818,076	-£156,866,476	-£157,342,889	-£158,533,918	-£165,680,100	-£169,650,200

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,320,787	-£31,832,736	-£36,675,225	-£37,132,267	-£38,274,872	-£45,143,070	-£48,998,215
60% LAR : 40% CIR	5%	-£10,130,485	-£37,707,669	-£42,530,981	-£42,986,210	-£44,124,281	-£51,024,910	-£54,864,756
60% LAR : 40% CIR	10%	-£17,014,742	-£43,635,364	-£48,471,146	-£48,930,232	-£50,077,947	-£56,964,237	-£60,813,789
60% LAR : 40% CIR	15%	-£23,969,642	-£49,648,417	-£54,496,204	-£54,953,733	-£56,097,556	-£63,019,898	-£66,941,105
60% LAR : 40% CIR	20%	-£30,974,704	-£55,742,284	-£60,595,643	-£61,058,713	-£62,216,385	-£69,244,495	-£73,153,537
60% LAR : 40% CIR	25%	-£38,029,429	-£61,928,581	-£66,872,830	-£67,340,595	-£68,510,008	-£75,526,486	-£79,478,153
60% LAR : 40% CIR	30%	-£45,184,701	-£68,289,576	-£73,233,494	-£73,700,077	-£74,868,589	-£81,963,694	-£85,913,733
60% LAR : 40% CIR	35%	-£52,400,018	-£74,726,073	-£79,726,910	-£80,198,858	-£81,378,729	-£88,525,908	-£92,515,927
60% LAR : 40% CIR	40%	-£59,726,191	-£81,303,483	-£86,353,747	-£86,831,614	-£88,026,285	-£95,194,303	-£99,176,535
60% LAR : 40% CIR	45%	-£67,254,123	-£88,038,236	-£93,093,530	-£93,570,602	-£94,763,281	-£101,919,356	-£105,894,953
60% LAR : 40% CIR	50%	-£74,932,873	-£94,838,451	-£99,886,851	-£100,363,264	-£101,554,293	-£108,700,475	-£112,670,575

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats			Value Area	Zone B - £950 psf
No Units	575		Sales value inflation	Grow
Site Area	2.88 Ha		Build cost inflation	Grow
			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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£68,542,123	£40,021,539	£35,215,779	£34,758,738	£33,616,132	£26,760,501	£22,951,817
60% LAR : 40% CIR	5%	£61,100,673	£33,550,179	£28,726,866	£28,271,638	£27,133,567	£20,305,141	£16,511,571
60% LAR : 40% CIR	10%	£53,608,601	£26,989,328	£22,183,719	£21,730,166	£20,596,283	£13,792,985	£9,968,580
60% LAR : 40% CIR	15%	£46,066,398	£20,376,228	£15,586,867	£15,134,851	£14,004,814	£7,157,448	£3,344,705
60% LAR : 40% CIR	20%	£38,445,719	£13,711,398	£8,902,263	£8,446,153	£7,305,878	£464,232	-£3,387,594
60% LAR : 40% CIR	25%	£30,753,961	£6,948,766	£2,129,497	£1,674,671	£537,605	-£6,411,882	-£10,309,926
60% LAR : 40% CIR	30%	£23,013,038	£111,142	-£4,778,005	-£5,244,589	-£6,411,048	-£13,409,807	-£17,310,396
60% LAR : 40% CIR	35%	£15,192,646	-£6,918,561	-£11,851,490	-£12,317,030	-£13,480,879	-£20,532,015	-£24,464,919
60% LAR : 40% CIR	40%	£7,285,167	-£14,054,746	-£19,037,784	-£19,508,811	-£20,686,380	-£27,803,005	-£31,785,236
60% LAR : 40% CIR	45%	-£733,509	-£21,344,997	-£26,382,517	-£26,859,589	-£28,052,268	-£35,208,343	-£39,183,940
60% LAR : 40% CIR	50%	-£8,982,564	-£28,807,723	-£33,856,124	-£34,332,535	-£35,523,566	-£42,669,747	-£46,639,848

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£212,198,752	-£240,719,336	-£245,525,096	-£245,982,137	-£247,124,743	-£253,980,374	-£257,789,058
60% LAR : 40% CIR	5%	-£219,640,202	-£247,190,696	-£252,014,009	-£252,469,237	-£253,607,308	-£260,435,734	-£264,229,304
60% LAR : 40% CIR	10%	-£227,132,274	-£253,751,547	-£258,557,156	-£259,010,709	-£260,144,592	-£266,947,890	-£270,772,295
60% LAR : 40% CIR	15%	-£234,674,477	-£260,364,647	-£265,154,008	-£265,606,024	-£266,736,061	-£273,583,427	-£277,396,170
60% LAR : 40% CIR	20%	-£242,295,156	-£267,029,477	-£271,838,612	-£272,294,722	-£273,434,997	-£280,276,643	-£284,128,469
60% LAR : 40% CIR	25%	-£249,986,914	-£273,792,109	-£278,611,378	-£279,066,204	-£280,203,270	-£287,152,757	-£291,050,801
60% LAR : 40% CIR	30%	-£257,727,837	-£280,629,733	-£285,518,880	-£285,985,464	-£287,151,923	-£294,150,682	-£298,051,271
60% LAR : 40% CIR	35%	-£265,548,229	-£287,659,436	-£292,592,365	-£293,057,905	-£294,221,754	-£301,272,890	-£305,205,794
60% LAR : 40% CIR	40%	-£273,455,708	-£294,795,621	-£299,778,659	-£300,249,686	-£301,427,255	-£308,543,880	-£312,526,111
60% LAR : 40% CIR	45%	-£281,474,384	-£302,085,872	-£307,123,392	-£307,600,464	-£308,793,143	-£315,949,218	-£319,924,815
60% LAR : 40% CIR	50%	-£289,723,439	-£309,548,598	-£314,596,999	-£315,073,410	-£316,264,441	-£323,410,622	-£327,380,723

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£95,867,627	-£124,388,211	-£129,193,971	-£129,651,012	-£130,793,618	-£137,649,249	-£141,457,933
60% LAR : 40% CIR	5%	-£103,309,077	-£130,859,571	-£135,682,884	-£136,138,112	-£137,276,183	-£144,104,609	-£147,898,179
60% LAR : 40% CIR	10%	-£110,801,149	-£137,420,422	-£142,226,031	-£142,679,584	-£143,813,467	-£150,616,765	-£154,441,170
60% LAR : 40% CIR	15%	-£118,343,352	-£144,033,522	-£148,822,883	-£149,274,899	-£150,404,936	-£157,252,302	-£161,065,045
60% LAR : 40% CIR	20%	-£125,964,031	-£150,698,352	-£155,507,487	-£155,963,597	-£157,103,872	-£163,945,518	-£167,797,344
60% LAR : 40% CIR	25%	-£133,655,789	-£157,460,984	-£162,280,253	-£162,735,079	-£163,872,145	-£170,821,632	-£174,719,676
60% LAR : 40% CIR	30%	-£141,396,712	-£164,298,608	-£169,187,755	-£169,654,339	-£170,820,798	-£177,819,557	-£181,720,146
60% LAR : 40% CIR	35%	-£149,217,104	-£171,328,311	-£176,261,240	-£176,726,780	-£177,890,629	-£184,941,765	-£188,874,669
60% LAR : 40% CIR	40%	-£157,124,583	-£178,464,496	-£183,447,534	-£183,918,561	-£185,096,130	-£192,212,755	-£196,194,986
60% LAR : 40% CIR	45%	-£165,143,259	-£185,754,747	-£190,792,267	-£191,269,339	-£192,462,018	-£199,618,093	-£203,593,690
60% LAR : 40% CIR	50%	-£173,392,314	-£193,217,473	-£198,265,874	-£198,742,285	-£199,933,316	-£207,079,497	-£211,049,598

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£47,665,377	-£76,185,961	-£80,991,721	-£81,448,762	-£82,591,368	-£89,446,999	-£93,255,683
60% LAR : 40% CIR	5%	-£55,106,827	-£82,657,321	-£87,480,634	-£87,935,862	-£89,073,933	-£95,902,359	-£99,695,929
60% LAR : 40% CIR	10%	-£62,598,899	-£89,218,172	-£94,023,781	-£94,477,334	-£95,611,217	-£102,414,515	-£106,238,920
60% LAR : 40% CIR	15%	-£70,141,102	-£95,831,272	-£100,620,633	-£101,072,649	-£102,202,686	-£109,050,052	-£112,862,795
60% LAR : 40% CIR	20%	-£77,761,781	-£102,496,102	-£107,305,237	-£107,761,347	-£108,901,622	-£115,743,268	-£119,595,094
60% LAR : 40% CIR	25%	-£85,453,539	-£109,258,734	-£114,078,003	-£114,532,829	-£115,669,895	-£122,619,382	-£126,517,426
60% LAR : 40% CIR	30%	-£93,194,462	-£116,096,358	-£120,985,505	-£121,452,089	-£122,618,548	-£129,617,307	-£133,517,896
60% LAR : 40% CIR	35%	-£101,014,854	-£123,126,061	-£128,058,990	-£128,524,530	-£129,688,379	-£136,739,515	-£140,672,419
60% LAR : 40% CIR	40%	-£108,922,333	-£130,262,246	-£135,245,284	-£135,716,311	-£136,893,880	-£144,010,505	-£147,992,736
60% LAR : 40% CIR	45%	-£116,941,009	-£137,552,497	-£142,590,017	-£143,067,089	-£144,259,768	-£151,415,843	-£155,391,440
60% LAR : 40% CIR	50%	-£125,190,064	-£145,015,223	-£150,063,624	-£150,540,035	-£151,731,066	-£158,877,247	-£162,847,348

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,314,248	-£19,206,336	-£24,012,096	-£24,469,137	-£25,611,743	-£32,467,374	-£36,276,058
60% LAR : 40% CIR	5%	£1,872,798	-£25,677,696	-£30,501,009	-£30,956,237	-£32,094,308	-£38,922,734	-£42,716,304
60% LAR : 40% CIR	10%	-£5,619,274	-£32,238,547	-£37,044,156	-£37,497,709	-£38,631,592	-£45,434,890	-£49,259,295
60% LAR : 40% CIR	15%	-£13,161,477	-£38,851,647	-£43,641,008	-£44,093,024	-£45,223,061	-£52,070,427	-£55,883,170
60% LAR : 40% CIR	20%	-£20,782,156	-£45,516,477	-£50,325,612	-£50,781,722	-£51,921,997	-£58,763,643	-£62,615,469
60% LAR : 40% CIR	25%	-£28,473,914	-£52,279,109	-£57,098,378	-£57,553,204	-£58,690,270	-£65,639,757	-£69,537,801
60% LAR : 40% CIR	30%	-£36,214,837	-£59,116,733	-£64,005,880	-£64,472,464	-£65,638,923	-£72,637,682	-£76,538,271
60% LAR : 40% CIR	35%	-£44,035,229	-£66,146,436	-£71,079,365	-£71,544,905	-£72,708,754	-£79,759,890	-£83,692,794
60% LAR : 40% CIR	40%	-£51,942,708	-£73,282,621	-£78,265,659	-£78,736,686	-£79,914,255	-£87,030,880	-£91,013,111
60% LAR : 40% CIR	45%	-£59,961,384	-£80,572,872	-£85,610,392	-£86,087,464	-£87,280,143	-£94,436,218	-£98,411,815
60% LAR : 40% CIR	50%	-£68,210,439	-£88,035,598	-£93,083,999	-£93,560,410	-£94,751,441	-£101,897,622	-£105,867,723

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats	
No Units	575
Site Area	2.88 Ha

Value Area	Zone B - £1,000 psf	
Sales value inflation		Grow
Build cost inflation		Grow
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£81,177,158	£52,558,499	£47,770,614	£47,318,726	£46,189,005	£39,410,678	£35,614,947
60% LAR : 40% CIR	5%	£73,103,956	£45,474,428	£40,705,504	£40,255,408	£39,130,170	£32,335,114	£28,541,544
60% LAR : 40% CIR	10%	£64,980,131	£38,338,190	£33,580,536	£33,126,983	£31,993,100	£25,189,802	£21,410,191
60% LAR : 40% CIR	15%	£56,806,178	£31,139,889	£26,350,526	£25,898,511	£24,768,473	£17,988,246	£14,221,453
60% LAR : 40% CIR	20%	£48,582,589	£23,841,901	£19,067,341	£18,616,728	£17,490,195	£10,713,706	£6,912,792
60% LAR : 40% CIR	25%	£40,309,475	£16,492,694	£11,731,507	£11,282,162	£10,146,487	£3,324,091	-£473,242
60% LAR : 40% CIR	30%	£31,931,519	£9,079,432	£4,272,268	£3,818,589	£2,684,395	-£4,183,647	-£8,070,392
60% LAR : 40% CIR	35%	£23,504,896	£1,550,415	-£3,295,594	-£3,755,163	-£4,912,380	-£11,895,475	-£15,774,972
60% LAR : 40% CIR	40%	£15,006,510	-£6,145,363	-£11,068,746	-£11,533,377	-£12,694,956	-£19,722,807	-£23,648,036
60% LAR : 40% CIR	45%	£6,407,376	-£13,991,839	-£18,968,025	-£19,438,267	-£20,613,874	-£27,725,205	-£31,700,802
60% LAR : 40% CIR	50%	-£2,339,598	-£22,004,869	-£27,053,270	-£27,529,683	-£28,720,713	-£35,866,894	-£39,836,995

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£199,563,717	-£228,182,376	-£232,970,261	-£233,422,149	-£234,551,870	-£241,330,197	-£245,125,928
60% LAR : 40% CIR	5%	-£207,636,919	-£235,266,447	-£240,035,371	-£240,485,467	-£241,610,705	-£248,405,761	-£252,199,331
60% LAR : 40% CIR	10%	-£215,760,744	-£242,402,685	-£247,160,339	-£247,613,892	-£248,747,775	-£255,551,073	-£259,330,684
60% LAR : 40% CIR	15%	-£223,934,697	-£249,600,986	-£254,390,349	-£254,842,364	-£255,972,402	-£262,752,629	-£266,519,422
60% LAR : 40% CIR	20%	-£232,158,286	-£256,898,974	-£261,673,534	-£262,124,147	-£263,250,680	-£270,027,169	-£273,828,083
60% LAR : 40% CIR	25%	-£240,431,400	-£264,248,181	-£269,009,368	-£269,458,713	-£270,594,388	-£277,416,784	-£281,214,117
60% LAR : 40% CIR	30%	-£248,809,356	-£271,661,443	-£276,468,607	-£276,922,286	-£278,056,480	-£284,924,522	-£288,811,267
60% LAR : 40% CIR	35%	-£257,235,979	-£279,190,460	-£284,036,469	-£284,496,038	-£285,653,255	-£292,636,350	-£296,515,847
60% LAR : 40% CIR	40%	-£265,734,365	-£286,886,238	-£291,809,621	-£292,274,252	-£293,435,831	-£300,463,682	-£304,388,911
60% LAR : 40% CIR	45%	-£274,333,499	-£294,732,714	-£299,708,900	-£300,179,142	-£301,354,749	-£308,466,080	-£312,441,677
60% LAR : 40% CIR	50%	-£283,080,473	-£302,745,744	-£307,794,145	-£308,270,558	-£309,461,588	-£316,607,769	-£320,577,870

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£83,232,592	-£111,851,251	-£116,639,136	-£117,091,024	-£118,220,745	-£124,999,072	-£128,794,803
60% LAR : 40% CIR	5%	-£91,305,794	-£118,935,322	-£123,704,246	-£124,154,342	-£125,279,580	-£132,074,636	-£135,868,206
60% LAR : 40% CIR	10%	-£99,429,619	-£126,071,560	-£130,829,214	-£131,282,767	-£132,416,650	-£139,219,948	-£142,999,559
60% LAR : 40% CIR	15%	-£107,603,572	-£133,269,861	-£138,059,224	-£138,511,239	-£139,641,277	-£146,421,504	-£150,188,297
60% LAR : 40% CIR	20%	-£115,827,161	-£140,567,849	-£145,342,409	-£145,793,022	-£146,919,555	-£153,696,044	-£157,496,958
60% LAR : 40% CIR	25%	-£124,100,275	-£147,917,056	-£152,678,243	-£153,127,588	-£154,263,263	-£161,085,659	-£164,882,992
60% LAR : 40% CIR	30%	-£132,478,231	-£155,330,318	-£160,137,482	-£160,591,161	-£161,725,355	-£168,593,397	-£172,480,142
60% LAR : 40% CIR	35%	-£140,904,854	-£162,859,335	-£167,705,344	-£168,164,913	-£169,322,130	-£176,305,225	-£180,184,722
60% LAR : 40% CIR	40%	-£149,403,240	-£170,555,113	-£175,478,496	-£175,943,127	-£177,104,706	-£184,132,557	-£188,057,786
60% LAR : 40% CIR	45%	-£158,002,374	-£178,401,589	-£183,377,775	-£183,848,017	-£185,023,624	-£192,134,955	-£196,110,552
60% LAR : 40% CIR	50%	-£166,749,348	-£186,414,619	-£191,463,020	-£191,939,433	-£193,130,463	-£200,276,644	-£204,246,745

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£35,030,342	-£63,649,001	-£68,436,886	-£68,888,774	-£70,018,495	-£76,796,822	-£80,592,553
60% LAR : 40% CIR	5%	-£43,103,544	-£70,733,072	-£75,501,996	-£75,952,092	-£77,077,330	-£83,872,386	-£87,665,956
60% LAR : 40% CIR	10%	-£51,227,369	-£77,869,310	-£82,626,964	-£83,080,517	-£84,214,400	-£91,017,698	-£94,797,309
60% LAR : 40% CIR	15%	-£59,401,322	-£85,067,611	-£89,856,974	-£90,308,989	-£91,439,027	-£98,219,254	-£101,986,047
60% LAR : 40% CIR	20%	-£67,624,911	-£92,365,599	-£97,140,159	-£97,590,772	-£98,717,305	-£105,493,794	-£109,294,708
60% LAR : 40% CIR	25%	-£75,898,025	-£99,714,806	-£104,475,993	-£104,925,338	-£106,061,013	-£112,883,409	-£116,680,742
60% LAR : 40% CIR	30%	-£84,275,981	-£107,128,068	-£111,935,232	-£112,388,911	-£113,523,105	-£120,391,147	-£124,277,892
60% LAR : 40% CIR	35%	-£92,702,604	-£114,657,085	-£119,503,094	-£119,962,663	-£121,119,880	-£128,102,975	-£131,982,472
60% LAR : 40% CIR	40%	-£101,200,990	-£122,352,863	-£127,276,246	-£127,740,877	-£128,902,456	-£135,930,307	-£139,855,536
60% LAR : 40% CIR	45%	-£109,800,124	-£130,199,339	-£135,175,525	-£135,645,767	-£136,821,374	-£143,932,705	-£147,908,302
60% LAR : 40% CIR	50%	-£118,547,098	-£138,212,369	-£143,260,770	-£143,737,183	-£144,928,213	-£152,074,394	-£156,044,495

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,949,283	-£6,669,376	-£11,457,261	-£11,909,149	-£13,038,870	-£19,817,197	-£23,612,928
60% LAR : 40% CIR	5%	£13,876,081	-£13,753,447	-£18,522,371	-£18,972,467	-£20,097,705	-£26,892,761	-£30,686,331
60% LAR : 40% CIR	10%	£5,752,256	-£20,889,685	-£25,647,339	-£26,100,892	-£27,234,775	-£34,038,073	-£37,817,684
60% LAR : 40% CIR	15%	-£2,421,697	-£28,087,986	-£32,877,349	-£33,329,364	-£34,459,402	-£41,239,629	-£45,006,422
60% LAR : 40% CIR	20%	-£10,645,286	-£35,385,974	-£40,160,534	-£40,611,147	-£41,737,680	-£48,514,169	-£52,315,083
60% LAR : 40% CIR	25%	-£18,918,400	-£42,735,181	-£47,496,368	-£47,945,713	-£49,081,388	-£55,903,784	-£59,701,117
60% LAR : 40% CIR	30%	-£27,296,356	-£50,148,443	-£54,955,607	-£55,409,286	-£56,543,480	-£63,411,522	-£67,298,267
60% LAR : 40% CIR	35%	-£35,722,979	-£57,677,460	-£62,523,469	-£62,983,038	-£64,140,255	-£71,123,350	-£75,002,847
60% LAR : 40% CIR	40%	-£44,221,365	-£65,373,238	-£70,296,621	-£70,761,252	-£71,922,831	-£78,950,682	-£82,875,911
60% LAR : 40% CIR	45%	-£52,820,499	-£73,219,714	-£78,195,900	-£78,666,142	-£79,841,749	-£86,953,080	-£90,928,677
60% LAR : 40% CIR	50%	-£61,567,473	-£81,232,744	-£86,281,145	-£86,757,558	-£87,948,588	-£95,094,769	-£99,064,870

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area	Zone B - £1,050 psf

No Units	575
Site Area	2.88 Ha

Sales value inflation		Grow
Build cost inflation		Grow
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£93,744,777	£65,095,460	£60,307,575	£59,855,687	£58,725,966	£51,947,639	£48,181,901
60% LAR : 40% CIR	5%	£85,079,994	£57,384,541	£52,615,616	£52,165,521	£51,040,283	£44,288,854	£40,538,060
60% LAR : 40% CIR	10%	£76,351,663	£49,621,455	£44,870,036	£44,421,596	£43,300,499	£36,573,915	£32,807,008
60% LAR : 40% CIR	15%	£67,545,957	£41,806,711	£37,071,354	£36,624,436	£35,507,140	£28,751,906	£24,985,114
60% LAR : 40% CIR	20%	£58,690,616	£33,940,817	£29,197,844	£28,747,232	£27,620,699	£20,861,507	£17,106,400
60% LAR : 40% CIR	25%	£49,786,133	£25,990,042	£21,228,854	£20,779,509	£19,656,147	£12,915,972	£9,142,753
60% LAR : 40% CIR	30%	£40,833,001	£17,956,974	£13,207,745	£12,759,535	£11,639,009	£4,847,518	£1,066,871
60% LAR : 40% CIR	35%	£31,786,342	£9,873,719	£5,081,633	£4,628,971	£3,497,315	-£3,342,861	-£7,206,474
60% LAR : 40% CIR	40%	£22,674,518	£1,658,223	-£3,176,718	-£3,635,391	-£4,785,572	-£11,755,040	-£15,626,966
60% LAR : 40% CIR	45%	£13,485,274	-£6,741,572	-£11,656,837	-£12,120,694	-£13,280,337	-£20,307,611	-£24,226,299
60% LAR : 40% CIR	50%	£4,194,988	-£15,313,066	-£20,289,201	-£20,758,794	-£21,932,775	-£29,064,042	-£33,034,143

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£186,996,098	-£215,645,415	-£220,433,300	-£220,885,188	-£222,014,909	-£228,793,236	-£232,558,974
60% LAR : 40% CIR	5%	-£195,660,881	-£223,356,334	-£228,125,259	-£228,575,354	-£229,700,592	-£236,452,021	-£240,202,815
60% LAR : 40% CIR	10%	-£204,389,212	-£231,119,420	-£235,870,839	-£236,319,279	-£237,440,376	-£244,166,960	-£247,933,867
60% LAR : 40% CIR	15%	-£213,194,918	-£238,934,164	-£243,669,521	-£244,116,439	-£245,233,735	-£251,988,969	-£255,755,761
60% LAR : 40% CIR	20%	-£222,050,259	-£246,800,058	-£251,543,031	-£251,993,643	-£253,120,176	-£259,879,368	-£263,634,475
60% LAR : 40% CIR	25%	-£230,954,742	-£254,750,833	-£259,512,021	-£259,961,366	-£261,084,728	-£267,824,903	-£271,598,122
60% LAR : 40% CIR	30%	-£239,907,874	-£262,783,901	-£267,533,130	-£267,981,340	-£269,101,866	-£275,893,357	-£279,674,004
60% LAR : 40% CIR	35%	-£248,954,533	-£270,867,156	-£275,659,242	-£276,111,904	-£277,243,560	-£284,083,736	-£287,947,349
60% LAR : 40% CIR	40%	-£258,066,357	-£279,082,652	-£283,917,593	-£284,376,266	-£285,526,447	-£292,495,915	-£296,367,841
60% LAR : 40% CIR	45%	-£267,255,601	-£287,482,447	-£292,397,712	-£292,861,569	-£294,021,212	-£301,048,486	-£304,967,174
60% LAR : 40% CIR	50%	-£276,545,887	-£296,053,941	-£301,030,076	-£301,499,669	-£302,673,650	-£309,804,917	-£313,775,018

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£70,664,973	-£99,314,290	-£104,102,175	-£104,554,063	-£105,683,784	-£112,462,111	-£116,227,849
60% LAR : 40% CIR	5%	-£79,329,756	-£107,025,209	-£111,794,134	-£112,244,229	-£113,369,467	-£120,120,896	-£123,871,690
60% LAR : 40% CIR	10%	-£88,058,087	-£114,788,295	-£119,539,714	-£119,988,154	-£121,109,251	-£127,835,835	-£131,602,742
60% LAR : 40% CIR	15%	-£96,863,793	-£122,603,039	-£127,338,396	-£127,785,314	-£128,902,610	-£135,657,844	-£139,424,636
60% LAR : 40% CIR	20%	-£105,719,134	-£130,468,933	-£135,211,906	-£135,662,518	-£136,789,051	-£143,548,243	-£147,303,350
60% LAR : 40% CIR	25%	-£114,623,617	-£138,419,708	-£143,180,896	-£143,630,241	-£144,753,603	-£151,493,778	-£155,266,997
60% LAR : 40% CIR	30%	-£123,576,749	-£146,452,776	-£151,202,005	-£151,650,215	-£152,770,741	-£159,562,232	-£163,342,879
60% LAR : 40% CIR	35%	-£132,623,408	-£154,536,031	-£159,328,117	-£159,780,779	-£160,912,435	-£167,752,611	-£171,616,224
60% LAR : 40% CIR	40%	-£141,735,232	-£162,751,527	-£167,586,468	-£168,045,141	-£169,195,322	-£176,164,790	-£180,036,716
60% LAR : 40% CIR	45%	-£150,924,476	-£171,151,322	-£176,066,587	-£176,530,444	-£177,690,087	-£184,717,361	-£188,636,049
60% LAR : 40% CIR	50%	-£160,214,762	-£179,722,816	-£184,698,951	-£185,168,544	-£186,342,525	-£193,473,792	-£197,443,893

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£22,462,723	-£51,112,040	-£55,899,925	-£56,351,813	-£57,481,534	-£64,259,861	-£68,025,599
60% LAR : 40% CIR	5%	-£31,127,506	-£58,822,959	-£63,591,884	-£64,041,979	-£65,167,217	-£71,918,646	-£75,669,440
60% LAR : 40% CIR	10%	-£39,855,837	-£66,586,045	-£71,337,464	-£71,785,904	-£72,907,001	-£79,633,585	-£83,400,492
60% LAR : 40% CIR	15%	-£48,661,543	-£74,400,789	-£79,136,146	-£79,583,064	-£80,700,360	-£87,455,594	-£91,222,386
60% LAR : 40% CIR	20%	-£57,516,884	-£82,266,683	-£87,009,656	-£87,460,268	-£88,586,801	-£95,345,993	-£99,101,100
60% LAR : 40% CIR	25%	-£66,421,367	-£90,217,458	-£94,978,646	-£95,427,991	-£96,551,353	-£103,291,528	-£107,064,747
60% LAR : 40% CIR	30%	-£75,374,499	-£98,250,526	-£102,999,755	-£103,447,965	-£104,568,491	-£111,359,982	-£115,140,629
60% LAR : 40% CIR	35%	-£84,421,158	-£106,333,781	-£111,125,867	-£111,578,529	-£112,710,185	-£119,550,361	-£123,413,974
60% LAR : 40% CIR	40%	-£93,532,982	-£114,549,277	-£119,384,218	-£119,842,891	-£120,993,072	-£127,962,540	-£131,834,466
60% LAR : 40% CIR	45%	-£102,722,226	-£122,949,072	-£127,864,337	-£128,328,194	-£129,487,837	-£136,515,111	-£140,433,799
60% LAR : 40% CIR	50%	-£112,012,512	-£131,520,566	-£136,496,701	-£136,966,294	-£138,140,275	-£145,271,542	-£149,241,643

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£34,516,902	£5,867,585	£1,079,700	£627,812	-£501,909	-£7,280,236	-£11,045,974
60% LAR : 40% CIR	5%	£25,852,119	-£1,843,334	-£6,612,259	-£7,062,354	-£8,187,592	-£14,939,021	-£18,689,815
60% LAR : 40% CIR	10%	£17,123,788	-£9,606,420	-£14,357,839	-£14,806,279	-£15,927,376	-£22,653,960	-£26,420,867
60% LAR : 40% CIR	15%	£8,318,082	-£17,421,164	-£22,156,521	-£22,603,439	-£23,720,735	-£30,475,969	-£34,242,761
60% LAR : 40% CIR	20%	-£537,259	-£25,287,058	-£30,030,031	-£30,480,643	-£31,607,176	-£38,366,368	-£42,121,475
60% LAR : 40% CIR	25%	-£9,441,742	-£33,237,833	-£37,999,021	-£38,448,366	-£39,571,728	-£46,311,903	-£50,085,122
60% LAR : 40% CIR	30%	-£18,394,874	-£41,270,901	-£46,020,130	-£46,468,340	-£47,588,866	-£54,380,357	-£58,161,004
60% LAR : 40% CIR	35%	-£27,441,533	-£49,354,156	-£54,146,242	-£54,598,904	-£55,730,560	-£62,570,736	-£66,434,349
60% LAR : 40% CIR	40%	-£36,553,357	-£57,569,652	-£62,404,593	-£62,863,266	-£64,013,447	-£70,982,915	-£74,854,841
60% LAR : 40% CIR	45%	-£45,742,601	-£65,969,447	-£70,884,712	-£71,348,569	-£72,508,212	-£79,535,486	-£83,454,174
60% LAR : 40% CIR	50%	-£55,032,887	-£74,540,941	-£79,517,076	-£79,986,669	-£81,160,650	-£88,291,917	-£92,262,018

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		**Value Area**	**Zone B - £1,100 psf**

No Units	**575**
Site Area	**2.88 Ha**

Sales value inflation		**Grow**
Build cost inflation		**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£106,296,389	£77,541,506	£72,803,824	£72,356,674	£71,238,797	£64,484,599	£60,718,862
60% LAR : 40% CIR	5%	£97,004,025	£69,253,605	£64,525,729	£64,075,634	£62,950,396	£56,198,967	£52,448,173
60% LAR : 40% CIR	10%	£87,661,528	£60,904,720	£56,153,300	£55,704,861	£54,583,764	£47,857,179	£44,120,188
60% LAR : 40% CIR	15%	£78,269,388	£52,463,128	£47,727,770	£47,280,852	£46,163,556	£39,459,784	£35,735,465
60% LAR : 40% CIR	20%	£68,798,644	£43,970,386	£39,249,665	£38,804,132	£37,690,303	£30,992,010	£27,236,903
60% LAR : 40% CIR	25%	£59,262,409	£35,427,004	£30,719,504	£30,275,226	£29,153,494	£22,413,319	£18,668,777
60% LAR : 40% CIR	30%	£49,677,526	£26,821,166	£22,071,935	£21,623,725	£20,503,200	£13,780,048	£10,035,161
60% LAR : 40% CIR	35%	£40,044,487	£18,104,753	£13,366,079	£12,918,872	£11,800,854	£5,035,076	£1,262,889
60% LAR : 40% CIR	40%	£30,318,930	£9,338,665	£4,558,131	£4,106,352	£2,976,904	-£3,857,760	-£7,717,584
60% LAR : 40% CIR	45%	£20,522,405	£435,086	-£4,410,505	-£4,870,427	-£6,030,069	-£12,987,924	-£16,866,397
60% LAR : 40% CIR	50%	£10,629,440	-£8,706,651	-£13,615,213	-£14,078,429	-£15,241,955	-£22,285,842	-£26,231,289

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£174,444,486	-£203,199,369	-£207,937,051	-£208,384,201	-£209,502,078	-£216,256,276	-£220,022,013
60% LAR : 40% CIR	5%	-£183,736,850	-£211,487,270	-£216,215,146	-£216,665,241	-£217,790,479	-£224,541,908	-£228,292,702
60% LAR : 40% CIR	10%	-£193,079,347	-£219,836,155	-£224,587,575	-£225,036,014	-£226,157,111	-£232,883,696	-£236,620,687
60% LAR : 40% CIR	15%	-£202,471,487	-£228,277,747	-£233,013,105	-£233,460,023	-£234,577,319	-£241,281,091	-£245,005,410
60% LAR : 40% CIR	20%	-£211,942,231	-£236,770,489	-£241,491,210	-£241,936,743	-£243,050,572	-£249,748,865	-£253,503,972
60% LAR : 40% CIR	25%	-£221,478,466	-£245,313,871	-£250,021,371	-£250,465,649	-£251,587,381	-£258,327,556	-£262,072,098
60% LAR : 40% CIR	30%	-£231,063,349	-£253,919,709	-£258,668,940	-£259,117,150	-£260,237,675	-£266,960,827	-£270,705,714
60% LAR : 40% CIR	35%	-£240,696,388	-£262,636,122	-£267,374,796	-£267,822,003	-£268,940,021	-£275,705,799	-£279,477,986
60% LAR : 40% CIR	40%	-£250,421,945	-£271,402,210	-£276,182,744	-£276,634,523	-£277,763,971	-£284,598,635	-£288,458,459
60% LAR : 40% CIR	45%	-£260,218,470	-£280,305,789	-£285,151,380	-£285,611,302	-£286,770,944	-£293,728,799	-£297,607,272
60% LAR : 40% CIR	50%	-£270,111,435	-£289,447,526	-£294,356,088	-£294,819,304	-£295,982,830	-£303,026,717	-£306,972,164

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£58,113,361	-£86,868,244	-£91,605,926	-£92,053,076	-£93,170,953	-£99,925,151	-£103,690,888
60% LAR : 40% CIR	5%	-£67,405,725	-£95,156,145	-£99,884,021	-£100,334,116	-£101,459,354	-£108,210,783	-£111,961,577
60% LAR : 40% CIR	10%	-£76,748,222	-£103,505,030	-£108,256,450	-£108,704,889	-£109,825,986	-£116,552,571	-£120,289,562
60% LAR : 40% CIR	15%	-£86,140,362	-£111,946,622	-£116,681,980	-£117,128,898	-£118,246,194	-£124,949,966	-£128,674,285
60% LAR : 40% CIR	20%	-£95,611,106	-£120,439,364	-£125,160,085	-£125,605,618	-£126,719,447	-£133,417,740	-£137,172,847
60% LAR : 40% CIR	25%	-£105,147,341	-£128,982,746	-£133,690,246	-£134,134,524	-£135,256,256	-£141,996,431	-£145,740,973
60% LAR : 40% CIR	30%	-£114,732,224	-£137,588,584	-£142,337,815	-£142,786,025	-£143,906,550	-£150,629,702	-£154,374,589
60% LAR : 40% CIR	35%	-£124,365,263	-£146,304,997	-£151,043,671	-£151,490,878	-£152,608,896	-£159,374,674	-£163,146,861
60% LAR : 40% CIR	40%	-£134,090,820	-£155,071,085	-£159,851,619	-£160,303,398	-£161,432,846	-£168,267,510	-£172,127,334
60% LAR : 40% CIR	45%	-£143,887,345	-£163,974,664	-£168,820,255	-£169,280,177	-£170,439,819	-£177,397,674	-£181,276,147
60% LAR : 40% CIR	50%	-£153,780,310	-£173,116,401	-£178,024,963	-£178,488,179	-£179,651,705	-£186,695,592	-£190,641,039

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,911,111	-£38,665,994	-£43,403,676	-£43,850,826	-£44,968,703	-£51,722,901	-£55,488,638
60% LAR : 40% CIR	5%	-£19,203,475	-£46,953,895	-£51,681,771	-£52,131,866	-£53,257,104	-£60,008,533	-£63,759,327
60% LAR : 40% CIR	10%	-£28,545,972	-£55,302,780	-£60,054,200	-£60,502,639	-£61,623,736	-£68,350,321	-£72,087,312
60% LAR : 40% CIR	15%	-£37,938,112	-£63,744,372	-£68,479,730	-£68,926,648	-£70,043,944	-£76,747,716	-£80,472,035
60% LAR : 40% CIR	20%	-£47,408,856	-£72,237,114	-£76,957,835	-£77,403,368	-£78,517,197	-£85,215,490	-£88,970,597
60% LAR : 40% CIR	25%	-£56,945,091	-£80,780,496	-£85,487,996	-£85,932,274	-£87,054,006	-£93,794,181	-£97,538,723
60% LAR : 40% CIR	30%	-£66,529,974	-£89,386,334	-£94,135,565	-£94,583,775	-£95,704,300	-£102,427,452	-£106,172,339
60% LAR : 40% CIR	35%	-£76,163,013	-£98,102,747	-£102,841,421	-£103,288,628	-£104,406,646	-£111,172,424	-£114,944,611
60% LAR : 40% CIR	40%	-£85,888,570	-£106,868,835	-£111,649,369	-£112,101,148	-£113,230,596	-£120,065,260	-£123,925,084
60% LAR : 40% CIR	45%	-£95,685,095	-£115,772,414	-£120,618,005	-£121,077,927	-£122,237,569	-£129,195,424	-£133,073,897
60% LAR : 40% CIR	50%	-£105,578,060	-£124,914,151	-£129,822,713	-£130,285,929	-£131,449,455	-£138,493,342	-£142,438,789

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£47,068,514	£18,313,631	£13,575,949	£13,128,799	£12,010,922	£5,256,724	£1,490,987
60% LAR : 40% CIR	5%	£37,776,150	£10,025,730	£5,297,854	£4,847,759	£3,722,521	-£3,028,908	-£6,779,702
60% LAR : 40% CIR	10%	£28,433,653	£1,676,845	-£3,074,575	-£3,523,014	-£4,644,111	-£11,370,696	-£15,107,687
60% LAR : 40% CIR	15%	£19,041,513	-£6,764,747	-£11,500,105	-£11,947,023	-£13,064,319	-£19,768,091	-£23,492,410
60% LAR : 40% CIR	20%	£9,570,769	-£15,257,489	-£19,978,210	-£20,423,743	-£21,537,572	-£28,235,865	-£31,990,972
60% LAR : 40% CIR	25%	£34,534	-£23,800,871	-£28,508,371	-£28,952,649	-£30,074,381	-£36,814,556	-£40,559,098
60% LAR : 40% CIR	30%	-£9,550,349	-£32,406,709	-£37,155,940	-£37,604,150	-£38,724,675	-£45,447,827	-£49,192,714
60% LAR : 40% CIR	35%	-£19,183,388	-£41,123,122	-£45,861,796	-£46,309,003	-£47,427,021	-£54,192,799	-£57,964,986
60% LAR : 40% CIR	40%	-£28,908,945	-£49,889,210	-£54,669,744	-£55,121,523	-£56,250,971	-£63,085,635	-£66,945,459
60% LAR : 40% CIR	45%	-£38,705,470	-£58,792,789	-£63,638,380	-£64,098,302	-£65,257,944	-£72,215,799	-£76,094,272
60% LAR : 40% CIR	50%	-£48,598,435	-£67,934,526	-£72,843,088	-£73,306,304	-£74,469,830	-£81,513,717	-£85,459,164

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		**Value Area**	**Zone B - £1,150 psf**

No Units	**575**
Site Area	**2.88 Ha**

Sales value inflation		**Grow**
Build cost inflation		**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£118,848,000	£89,974,505	£85,236,822	£84,789,672	£83,671,797	£76,964,543	£73,238,291
60% LAR : 40% CIR	5%	£108,928,055	£81,064,954	£76,346,034	£75,900,658	£74,787,218	£68,106,580	£64,358,286
60% LAR : 40% CIR	10%	£98,957,978	£72,103,783	£67,402,184	£66,958,447	£65,849,105	£59,140,444	£55,403,453
60% LAR : 40% CIR	15%	£88,938,258	£63,091,497	£58,384,188	£57,937,269	£56,819,974	£50,116,200	£46,391,882
60% LAR : 40% CIR	20%	£78,869,382	£53,999,955	£49,279,232	£48,833,701	£47,719,872	£41,036,896	£37,324,131
60% LAR : 40% CIR	25%	£68,738,685	£44,829,725	£40,122,224	£39,677,947	£38,567,250	£31,903,079	£28,166,125
60% LAR : 40% CIR	30%	£58,522,050	£35,609,362	£30,913,684	£30,470,528	£29,362,638	£22,644,238	£18,909,153
60% LAR : 40% CIR	35%	£48,257,259	£26,335,787	£21,597,114	£21,149,907	£20,031,889	£13,323,783	£9,590,588
60% LAR : 40% CIR	40%	£37,944,808	£16,936,544	£12,207,040	£11,760,705	£10,644,869	£3,887,324	£122,497
60% LAR : 40% CIR	45%	£27,529,782	£7,481,599	£2,702,294	£2,251,267	£1,123,702	-£5,737,657	-£9,603,131
60% LAR : 40% CIR	50%	£17,049,055	-£2,150,800	-£7,024,061	-£7,487,277	-£8,645,316	-£15,595,022	-£19,508,293

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£161,892,875	-£190,766,370	-£195,504,053	-£195,951,203	-£197,069,078	-£203,776,332	-£207,502,584
60% LAR : 40% CIR	5%	-£171,812,820	-£199,675,921	-£204,394,841	-£204,840,217	-£205,953,657	-£212,634,295	-£216,382,589
60% LAR : 40% CIR	10%	-£181,782,897	-£208,637,092	-£213,338,691	-£213,782,428	-£214,891,770	-£221,600,431	-£225,337,422
60% LAR : 40% CIR	15%	-£191,802,617	-£217,649,378	-£222,356,687	-£222,803,606	-£223,920,901	-£230,624,675	-£234,348,993
60% LAR : 40% CIR	20%	-£201,871,493	-£226,740,920	-£231,461,643	-£231,907,174	-£233,021,003	-£239,703,979	-£243,416,744
60% LAR : 40% CIR	25%	-£212,002,190	-£235,911,150	-£240,618,651	-£241,062,928	-£242,173,625	-£248,837,796	-£252,574,750
60% LAR : 40% CIR	30%	-£222,218,825	-£245,131,513	-£249,827,191	-£250,270,347	-£251,378,237	-£258,096,637	-£261,831,722
60% LAR : 40% CIR	35%	-£232,483,616	-£254,405,088	-£259,143,761	-£259,590,968	-£260,708,986	-£267,417,092	-£271,150,287
60% LAR : 40% CIR	40%	-£242,796,067	-£263,804,331	-£268,533,835	-£268,980,170	-£270,096,006	-£276,853,551	-£280,618,378
60% LAR : 40% CIR	45%	-£253,211,093	-£273,259,276	-£278,038,581	-£278,489,608	-£279,617,173	-£286,478,532	-£290,344,006
60% LAR : 40% CIR	50%	-£263,691,820	-£282,891,675	-£287,764,936	-£288,228,152	-£289,386,191	-£296,335,897	-£300,249,168

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£45,561,750	-£74,435,245	-£79,172,928	-£79,620,078	-£80,737,953	-£87,445,207	-£91,171,459
60% LAR : 40% CIR	5%	-£55,481,695	-£83,344,796	-£88,063,716	-£88,509,092	-£89,622,532	-£96,303,170	-£100,051,464
60% LAR : 40% CIR	10%	-£65,451,772	-£92,305,967	-£97,007,566	-£97,451,303	-£98,560,645	-£105,269,306	-£109,006,297
60% LAR : 40% CIR	15%	-£75,471,492	-£101,318,253	-£106,025,562	-£106,472,481	-£107,589,776	-£114,293,550	-£118,017,868
60% LAR : 40% CIR	20%	-£85,540,368	-£110,409,795	-£115,130,518	-£115,576,049	-£116,689,878	-£123,372,854	-£127,085,619
60% LAR : 40% CIR	25%	-£95,671,065	-£119,580,025	-£124,287,526	-£124,731,803	-£125,842,500	-£132,506,671	-£136,243,625
60% LAR : 40% CIR	30%	-£105,887,700	-£128,800,388	-£133,496,066	-£133,939,222	-£135,047,112	-£141,765,512	-£145,500,597
60% LAR : 40% CIR	35%	-£116,152,491	-£138,073,963	-£142,812,636	-£143,259,843	-£144,377,861	-£151,085,967	-£154,819,162
60% LAR : 40% CIR	40%	-£126,464,942	-£147,473,206	-£152,202,710	-£152,649,045	-£153,764,881	-£160,522,426	-£164,287,253
60% LAR : 40% CIR	45%	-£136,879,968	-£156,928,151	-£161,707,456	-£162,158,483	-£163,286,048	-£170,147,407	-£174,012,881
60% LAR : 40% CIR	50%	-£147,360,695	-£166,560,550	-£171,433,811	-£171,897,027	-£173,055,066	-£180,004,772	-£183,918,043

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,640,500	-£26,232,995	-£30,970,678	-£31,417,828	-£32,535,703	-£39,242,957	-£42,969,209
60% LAR : 40% CIR	5%	-£7,279,445	-£35,142,546	-£39,861,466	-£40,306,842	-£41,420,282	-£48,100,920	-£51,849,214
60% LAR : 40% CIR	10%	-£17,249,522	-£44,103,717	-£48,805,316	-£49,249,053	-£50,358,395	-£57,067,056	-£60,804,047
60% LAR : 40% CIR	15%	-£27,269,242	-£53,116,003	-£57,823,312	-£58,270,231	-£59,387,526	-£66,091,300	-£69,815,618
60% LAR : 40% CIR	20%	-£37,338,118	-£62,207,545	-£66,928,268	-£67,373,799	-£68,487,628	-£75,170,604	-£78,883,369
60% LAR : 40% CIR	25%	-£47,468,815	-£71,377,775	-£76,085,276	-£76,529,553	-£77,640,250	-£84,304,421	-£88,041,375
60% LAR : 40% CIR	30%	-£57,685,450	-£80,598,138	-£85,293,816	-£85,736,972	-£86,844,862	-£93,563,262	-£97,298,347
60% LAR : 40% CIR	35%	-£67,950,241	-£89,871,713	-£94,610,386	-£95,057,593	-£96,175,611	-£102,883,717	-£106,616,912
60% LAR : 40% CIR	40%	-£78,262,692	-£99,270,956	-£104,000,460	-£104,446,795	-£105,562,631	-£112,320,176	-£116,085,003
60% LAR : 40% CIR	45%	-£88,677,718	-£108,725,901	-£113,505,206	-£113,956,233	-£115,083,798	-£121,945,157	-£125,810,631
60% LAR : 40% CIR	50%	-£99,158,445	-£118,358,300	-£123,231,561	-£123,694,777	-£124,852,816	-£131,802,522	-£135,715,793

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£59,620,125	£30,746,630	£26,008,947	£25,561,797	£24,443,922	£17,736,668	£14,010,416
60% LAR : 40% CIR	5%	£49,700,180	£21,837,079	£17,118,159	£16,672,783	£15,559,343	£8,878,705	£5,130,411
60% LAR : 40% CIR	10%	£39,730,103	£12,875,908	£8,174,309	£7,730,572	£6,621,230	-£87,431	-£3,824,422
60% LAR : 40% CIR	15%	£29,710,383	£3,863,622	-£843,687	-£1,290,606	-£2,407,901	-£9,111,675	-£12,835,993
60% LAR : 40% CIR	20%	£19,641,507	-£5,227,920	-£9,948,643	-£10,394,174	-£11,508,003	-£18,190,979	-£21,903,744
60% LAR : 40% CIR	25%	£9,510,810	-£14,398,150	-£19,105,651	-£19,549,928	-£20,660,625	-£27,324,796	-£31,061,750
60% LAR : 40% CIR	30%	-£705,825	-£23,618,513	-£28,314,191	-£28,757,347	-£29,865,237	-£36,583,637	-£40,318,722
60% LAR : 40% CIR	35%	-£10,970,616	-£32,892,088	-£37,630,761	-£38,077,968	-£39,195,986	-£45,904,092	-£49,637,287
60% LAR : 40% CIR	40%	-£21,283,067	-£42,291,331	-£47,020,835	-£47,467,170	-£48,583,006	-£55,340,551	-£59,105,378
60% LAR : 40% CIR	45%	-£31,698,093	-£51,746,276	-£56,525,581	-£56,976,608	-£58,104,173	-£64,965,532	-£68,831,006
60% LAR : 40% CIR	50%	-£42,178,820	-£61,378,675	-£66,251,936	-£66,715,152	-£67,873,191	-£74,822,897	-£78,736,168

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		**Value Area**	**Zone B - £1,200 psf**

No Units	**575**
Site Area	**2.88 Ha**

Sales value inflation		**Grow**
Build cost inflation		**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£131,399,611	£102,407,503	£97,669,821	£97,222,670	£96,104,795	£89,397,542	£85,671,289
60% LAR : 40% CIR	5%	£120,852,086	£92,876,302	£88,157,382	£87,712,007	£86,598,567	£79,917,929	£76,206,464
60% LAR : 40% CIR	10%	£110,254,428	£83,293,482	£78,591,882	£78,148,146	£77,038,803	£70,382,750	£66,684,942
60% LAR : 40% CIR	15%	£99,607,127	£73,659,545	£68,973,840	£68,531,608	£67,426,027	£60,772,617	£57,048,299
60% LAR : 40% CIR	20%	£88,910,670	£63,974,995	£59,303,771	£58,862,911	£57,749,441	£51,066,465	£47,353,700
60% LAR : 40% CIR	25%	£78,165,547	£54,232,445	£49,524,945	£49,080,667	£47,969,971	£41,305,799	£37,603,481
60% LAR : 40% CIR	30%	£67,366,574	£44,385,234	£39,689,556	£39,246,401	£38,138,511	£31,491,168	£27,773,344
60% LAR : 40% CIR	35%	£56,470,032	£34,488,401	£29,803,160	£29,360,995	£28,255,585	£21,554,817	£17,828,091
60% LAR : 40% CIR	40%	£45,525,829	£24,534,421	£19,804,917	£19,358,582	£18,242,747	£11,547,732	£7,809,604
60% LAR : 40% CIR	45%	£34,534,458	£14,452,860	£9,731,154	£9,285,563	£8,170,216	£1,404,821	-£2,389,645
60% LAR : 40% CIR	50%	£23,419,398	£4,287,446	-£492,747	-£950,022	-£2,093,210	-£9,002,400	-£12,862,530

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£149,341,264	-£178,333,372	-£183,071,054	-£183,518,205	-£184,636,080	-£191,343,333	-£195,069,586
60% LAR : 40% CIR	5%	-£159,888,789	-£187,864,573	-£192,583,493	-£193,028,868	-£194,142,308	-£200,822,946	-£204,534,411
60% LAR : 40% CIR	10%	-£170,486,447	-£197,447,393	-£202,148,993	-£202,592,729	-£203,702,072	-£210,358,125	-£214,055,933
60% LAR : 40% CIR	15%	-£181,133,748	-£207,081,330	-£211,767,035	-£212,209,267	-£213,314,848	-£219,968,258	-£223,692,576
60% LAR : 40% CIR	20%	-£191,830,205	-£216,765,880	-£221,437,104	-£221,877,964	-£222,991,434	-£229,674,410	-£233,387,175
60% LAR : 40% CIR	25%	-£202,575,328	-£226,508,430	-£231,215,930	-£231,660,208	-£232,770,904	-£239,435,076	-£243,137,394
60% LAR : 40% CIR	30%	-£213,374,301	-£236,355,641	-£241,051,319	-£241,494,474	-£242,602,364	-£249,249,707	-£252,967,531
60% LAR : 40% CIR	35%	-£224,270,843	-£246,252,474	-£250,937,715	-£251,379,880	-£252,485,290	-£259,186,058	-£262,912,784
60% LAR : 40% CIR	40%	-£235,215,046	-£256,206,454	-£260,935,958	-£261,382,293	-£262,498,128	-£269,193,143	-£272,931,271
60% LAR : 40% CIR	45%	-£246,206,417	-£266,288,015	-£271,009,721	-£271,455,312	-£272,570,659	-£279,336,054	-£283,130,520
60% LAR : 40% CIR	50%	-£257,321,477	-£276,453,429	-£281,233,622	-£281,690,897	-£282,834,085	-£289,743,275	-£293,603,405

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£33,010,139	-£62,002,247	-£66,739,929	-£67,187,080	-£68,304,955	-£75,012,208	-£78,738,461
60% LAR : 40% CIR	5%	-£43,557,664	-£71,533,448	-£76,252,368	-£76,697,743	-£77,811,183	-£84,491,821	-£88,203,286
60% LAR : 40% CIR	10%	-£54,155,322	-£81,116,268	-£85,817,868	-£86,261,604	-£87,370,947	-£94,027,000	-£97,724,808
60% LAR : 40% CIR	15%	-£64,802,623	-£90,750,205	-£95,435,910	-£95,878,142	-£96,983,723	-£103,637,133	-£107,361,451
60% LAR : 40% CIR	20%	-£75,499,080	-£100,434,755	-£105,105,979	-£105,546,839	-£106,660,309	-£113,343,285	-£117,056,050
60% LAR : 40% CIR	25%	-£86,244,203	-£110,177,305	-£114,884,805	-£115,329,083	-£116,439,779	-£123,103,951	-£126,806,269
60% LAR : 40% CIR	30%	-£97,043,176	-£120,024,516	-£124,720,194	-£125,163,349	-£126,271,239	-£132,918,582	-£136,636,406
60% LAR : 40% CIR	35%	-£107,939,718	-£129,921,349	-£134,606,590	-£135,048,755	-£136,154,165	-£142,854,933	-£146,581,659
60% LAR : 40% CIR	40%	-£118,883,921	-£139,875,329	-£144,604,833	-£145,051,168	-£146,167,003	-£152,862,018	-£156,600,146
60% LAR : 40% CIR	45%	-£129,875,292	-£149,956,890	-£154,678,596	-£155,124,187	-£156,239,534	-£163,004,929	-£166,799,395
60% LAR : 40% CIR	50%	-£140,990,352	-£160,122,304	-£164,902,497	-£165,359,772	-£166,502,960	-£173,412,150	-£177,272,280

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,192,111	-£13,799,997	-£18,537,679	-£18,984,830	-£20,102,705	-£26,809,958	-£30,536,211
60% LAR : 40% CIR	5%	£4,644,586	-£23,331,198	-£28,050,118	-£28,495,493	-£29,608,933	-£36,289,571	-£40,001,036
60% LAR : 40% CIR	10%	-£5,953,072	-£32,914,018	-£37,615,618	-£38,059,354	-£39,168,697	-£45,824,750	-£49,522,558
60% LAR : 40% CIR	15%	-£16,600,373	-£42,547,955	-£47,233,660	-£47,675,892	-£48,781,473	-£55,434,883	-£59,159,201
60% LAR : 40% CIR	20%	-£27,296,830	-£52,232,505	-£56,903,729	-£57,344,589	-£58,458,059	-£65,141,035	-£68,853,800
60% LAR : 40% CIR	25%	-£38,041,953	-£61,975,055	-£66,682,555	-£67,126,833	-£68,237,529	-£74,901,701	-£78,604,019
60% LAR : 40% CIR	30%	-£48,840,926	-£71,822,266	-£76,517,944	-£76,961,099	-£78,068,989	-£84,716,332	-£88,434,156
60% LAR : 40% CIR	35%	-£59,737,468	-£81,719,099	-£86,404,340	-£86,846,505	-£87,951,915	-£94,652,683	-£98,379,409
60% LAR : 40% CIR	40%	-£70,681,671	-£91,673,079	-£96,402,583	-£96,848,918	-£97,964,753	-£104,659,768	-£108,397,896
60% LAR : 40% CIR	45%	-£81,673,042	-£101,754,640	-£106,476,346	-£106,921,937	-£108,037,284	-£114,802,679	-£118,597,145
60% LAR : 40% CIR	50%	-£92,788,102	-£111,920,054	-£116,700,247	-£117,157,522	-£118,300,710	-£125,209,900	-£129,070,030

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£72,171,736	£43,179,628	£38,441,946	£37,994,795	£36,876,920	£30,169,667	£26,443,414
60% LAR : 40% CIR	5%	£61,624,211	£33,648,427	£28,929,507	£28,484,132	£27,370,692	£20,690,054	£16,978,589
60% LAR : 40% CIR	10%	£51,026,553	£24,065,607	£19,364,007	£18,920,271	£17,810,928	£11,154,875	£7,457,067
60% LAR : 40% CIR	15%	£40,379,252	£14,431,670	£9,745,965	£9,303,733	£8,198,152	£1,544,742	-£2,179,576
60% LAR : 40% CIR	20%	£29,682,795	£4,747,120	£75,896	-£364,964	-£1,478,434	-£8,161,410	-£11,874,175
60% LAR : 40% CIR	25%	£18,937,672	-£4,995,430	-£9,702,930	-£10,147,208	-£11,257,904	-£17,922,076	-£21,624,394
60% LAR : 40% CIR	30%	£8,138,699	-£14,842,641	-£19,538,319	-£19,981,474	-£21,089,364	-£27,736,707	-£31,454,531
60% LAR : 40% CIR	35%	-£2,757,843	-£24,739,474	-£29,424,715	-£29,866,880	-£30,972,290	-£37,673,058	-£41,399,784
60% LAR : 40% CIR	40%	-£13,702,046	-£34,693,454	-£39,422,958	-£39,869,293	-£40,985,128	-£47,680,143	-£51,418,271
60% LAR : 40% CIR	45%	-£24,693,417	-£44,775,015	-£49,496,721	-£49,942,312	-£51,057,659	-£57,823,054	-£61,617,520
60% LAR : 40% CIR	50%	-£35,808,477	-£54,940,429	-£59,720,622	-£60,177,897	-£61,321,085	-£68,230,275	-£72,090,405

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats

Value Area	Zone B - £1,250 psf

No Units	575
Site Area	2.88 Ha

Sales value inflation		Grow
Build cost inflation		Grow
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£143,945,889	£114,822,764	£110,102,819	£109,655,669	£108,537,794	£101,830,540	£98,104,287
60% LAR : 40% CIR	5%	£132,776,117	£104,687,651	£99,968,730	£99,523,354	£98,409,915	£91,729,278	£88,017,813
60% LAR : 40% CIR	10%	£121,550,879	£94,483,180	£89,781,582	£89,337,844	£88,228,502	£81,572,448	£77,874,641
60% LAR : 40% CIR	15%	£110,275,997	£84,227,594	£79,541,889	£79,099,656	£77,994,076	£71,360,595	£67,675,327
60% LAR : 40% CIR	20%	£98,951,959	£73,921,395	£69,250,170	£68,809,310	£67,707,160	£61,094,257	£57,383,269
60% LAR : 40% CIR	25%	£87,579,255	£63,565,084	£58,906,943	£58,467,324	£57,368,275	£50,708,520	£47,006,202
60% LAR : 40% CIR	30%	£76,158,374	£53,159,168	£48,465,430	£48,022,273	£46,914,383	£40,267,041	£36,574,073
60% LAR : 40% CIR	35%	£64,682,805	£42,637,425	£37,952,184	£37,510,020	£36,404,610	£29,772,144	£26,059,125
60% LAR : 40% CIR	40%	£53,106,849	£32,064,628	£27,388,454	£26,947,153	£25,840,625	£19,145,609	£15,426,156
60% LAR : 40% CIR	45%	£41,483,726	£21,417,581	£16,695,874	£16,250,284	£15,136,307	£8,451,335	£4,692,782
60% LAR : 40% CIR	50%	£29,789,741	£10,654,217	£5,920,580	£5,470,177	£4,344,170	-£2,448,672	-£6,271,378

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£136,794,986	-£165,918,111	-£170,638,056	-£171,085,206	-£172,203,081	-£178,910,335	-£182,636,588
60% LAR : 40% CIR	5%	-£147,964,758	-£176,053,224	-£180,772,145	-£181,217,521	-£182,330,960	-£189,011,597	-£192,723,062
60% LAR : 40% CIR	10%	-£159,189,996	-£186,257,695	-£190,959,293	-£191,403,031	-£192,512,373	-£199,168,427	-£202,866,234
60% LAR : 40% CIR	15%	-£170,464,878	-£196,513,281	-£201,198,986	-£201,641,219	-£202,746,799	-£209,380,280	-£213,065,548
60% LAR : 40% CIR	20%	-£181,788,916	-£206,819,480	-£211,490,705	-£211,931,565	-£213,033,715	-£219,646,618	-£223,357,606
60% LAR : 40% CIR	25%	-£193,161,620	-£217,175,791	-£221,833,932	-£222,273,551	-£223,372,600	-£230,032,355	-£233,734,673
60% LAR : 40% CIR	30%	-£204,582,501	-£227,581,707	-£232,275,445	-£232,718,602	-£233,826,492	-£240,473,834	-£244,166,802
60% LAR : 40% CIR	35%	-£216,058,070	-£238,103,450	-£242,788,691	-£243,230,855	-£244,336,265	-£250,968,731	-£254,681,750
60% LAR : 40% CIR	40%	-£227,634,026	-£248,676,247	-£253,352,421	-£253,793,722	-£254,900,250	-£261,595,266	-£265,314,719
60% LAR : 40% CIR	45%	-£239,257,149	-£259,323,294	-£264,045,001	-£264,490,591	-£265,604,568	-£272,289,540	-£276,048,093
60% LAR : 40% CIR	50%	-£250,951,134	-£270,086,658	-£274,820,295	-£275,270,698	-£276,396,705	-£283,189,547	-£287,012,253

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£20,463,861	-£49,586,986	-£54,306,931	-£54,754,081	-£55,871,956	-£62,579,210	-£66,305,463
60% LAR : 40% CIR	5%	-£31,633,633	-£59,722,099	-£64,441,020	-£64,886,396	-£65,999,835	-£72,680,472	-£76,391,937
60% LAR : 40% CIR	10%	-£42,858,871	-£69,926,570	-£74,628,168	-£75,071,906	-£76,181,248	-£82,837,302	-£86,535,109
60% LAR : 40% CIR	15%	-£54,133,753	-£80,182,156	-£84,867,861	-£85,310,094	-£86,415,674	-£93,049,155	-£96,734,423
60% LAR : 40% CIR	20%	-£65,457,791	-£90,488,355	-£95,159,580	-£95,600,440	-£96,702,590	-£103,315,493	-£107,026,481
60% LAR : 40% CIR	25%	-£76,830,495	-£100,844,666	-£105,502,807	-£105,942,426	-£107,041,475	-£113,701,230	-£117,403,548
60% LAR : 40% CIR	30%	-£88,251,376	-£111,250,582	-£115,944,320	-£116,387,477	-£117,495,367	-£124,142,709	-£127,835,677
60% LAR : 40% CIR	35%	-£99,726,945	-£121,772,325	-£126,457,566	-£126,899,730	-£128,005,140	-£134,637,606	-£138,350,625
60% LAR : 40% CIR	40%	-£111,302,901	-£132,345,122	-£137,021,296	-£137,462,597	-£138,569,125	-£145,264,141	-£148,983,594
60% LAR : 40% CIR	45%	-£122,926,024	-£142,992,169	-£147,713,876	-£148,159,466	-£149,273,443	-£155,958,415	-£159,716,968
60% LAR : 40% CIR	50%	-£134,620,009	-£153,755,533	-£158,489,170	-£158,939,573	-£160,065,580	-£166,858,422	-£170,681,128

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£27,738,389	-£1,384,736	-£6,104,681	-£6,551,831	-£7,669,706	-£14,376,960	-£18,103,213
60% LAR : 40% CIR	5%	£16,568,617	-£11,519,849	-£16,238,770	-£16,684,146	-£17,797,585	-£24,478,222	-£28,189,687
60% LAR : 40% CIR	10%	£5,343,379	-£21,724,320	-£26,425,918	-£26,869,656	-£27,978,998	-£34,635,052	-£38,332,859
60% LAR : 40% CIR	15%	-£5,931,503	-£31,979,906	-£36,665,611	-£37,107,844	-£38,213,424	-£44,846,905	-£48,532,173
60% LAR : 40% CIR	20%	-£17,255,541	-£42,286,105	-£46,957,330	-£47,398,190	-£48,500,340	-£55,113,243	-£58,824,231
60% LAR : 40% CIR	25%	-£28,628,245	-£52,642,416	-£57,300,557	-£57,740,176	-£58,839,225	-£65,498,980	-£69,201,298
60% LAR : 40% CIR	30%	-£40,049,126	-£63,048,332	-£67,742,070	-£68,185,227	-£69,293,117	-£75,940,459	-£79,633,427
60% LAR : 40% CIR	35%	-£51,524,695	-£73,570,075	-£78,255,316	-£78,697,480	-£79,802,890	-£86,435,356	-£90,148,375
60% LAR : 40% CIR	40%	-£63,100,651	-£84,142,872	-£88,819,046	-£89,260,347	-£90,366,875	-£97,061,891	-£100,781,344
60% LAR : 40% CIR	45%	-£74,723,774	-£94,789,919	-£99,511,626	-£99,957,216	-£101,071,193	-£107,756,165	-£111,514,718
60% LAR : 40% CIR	50%	-£86,417,759	-£105,553,283	-£110,286,920	-£110,737,323	-£111,863,330	-£118,656,172	-£122,478,878

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£84,718,014	£55,594,889	£50,874,944	£50,427,794	£49,309,919	£42,602,665	£38,876,412
60% LAR : 40% CIR	5%	£73,548,242	£45,459,776	£40,740,855	£40,295,479	£39,182,040	£32,501,403	£28,789,938
60% LAR : 40% CIR	10%	£62,323,004	£35,255,305	£30,553,707	£30,109,969	£29,000,627	£22,344,573	£18,646,766
60% LAR : 40% CIR	15%	£51,048,122	£24,999,719	£20,314,014	£19,871,781	£18,766,201	£12,132,720	£8,447,452
60% LAR : 40% CIR	20%	£39,724,084	£14,693,520	£10,022,295	£9,581,435	£8,479,285	£1,866,382	-£1,844,606
60% LAR : 40% CIR	25%	£28,351,380	£4,337,209	-£320,932	-£760,551	-£1,859,600	-£8,519,355	-£12,221,673
60% LAR : 40% CIR	30%	£16,930,499	-£6,068,707	-£10,762,445	-£11,205,602	-£12,313,492	-£18,960,834	-£22,653,802
60% LAR : 40% CIR	35%	£5,454,930	-£16,590,450	-£21,275,691	-£21,717,855	-£22,823,265	-£29,455,731	-£33,168,750
60% LAR : 40% CIR	40%	-£6,121,026	-£27,163,247	-£31,839,421	-£32,280,722	-£33,387,250	-£40,082,266	-£43,801,719
60% LAR : 40% CIR	45%	-£17,744,149	-£37,810,294	-£42,532,001	-£42,977,591	-£44,091,568	-£50,776,540	-£54,535,093
60% LAR : 40% CIR	50%	-£29,438,134	-£48,573,658	-£53,307,295	-£53,757,698	-£54,883,705	-£61,676,547	-£65,499,253

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats	

Value Area	**Zone B - £1,300 psf**

No Units	**575**
Site Area	**2.88 Ha**

Sales value inflation		**Grow**
Build cost inflation		**Grow**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£156,435,971	£127,173,673	£122,481,859	£122,039,038	£120,931,985	£114,263,538	£110,537,287
60% LAR : 40% CIR	5%	£144,670,064	£116,445,831	£111,772,597	£111,331,532	£110,221,264	£103,540,627	£99,829,161
60% LAR : 40% CIR	10%	£132,847,328	£105,666,869	£100,971,280	£100,527,543	£99,418,201	£92,762,147	£89,064,339
60% LAR : 40% CIR	15%	£120,944,866	£94,795,643	£90,109,937	£89,667,705	£88,562,125	£81,928,644	£78,243,376
60% LAR : 40% CIR	20%	£108,993,248	£83,867,793	£79,196,570	£78,755,709	£77,653,559	£71,040,656	£67,366,821
60% LAR : 40% CIR	25%	£96,992,964	£72,889,834	£68,231,693	£67,792,073	£66,693,023	£60,098,728	£56,408,923
60% LAR : 40% CIR	30%	£84,944,502	£61,862,267	£57,215,825	£56,777,316	£55,681,042	£49,042,914	£45,349,946
60% LAR : 40% CIR	35%	£72,848,352	£50,785,598	£46,101,209	£45,659,045	£44,553,634	£37,921,168	£34,236,465
60% LAR : 40% CIR	40%	£60,687,871	£39,586,804	£34,910,630	£34,469,329	£33,366,075	£26,743,486	£23,024,034
60% LAR : 40% CIR	45%	£48,432,996	£28,338,553	£23,660,595	£23,215,005	£22,101,029	£15,417,168	£11,703,912
60% LAR : 40% CIR	50%	£36,131,447	£16,985,782	£12,270,514	£11,825,540	£10,713,103	£3,994,051	£240,695

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£124,304,904	-£153,567,202	-£158,259,016	-£158,701,837	-£159,808,890	-£166,477,337	-£170,203,588
60% LAR : 40% CIR	5%	-£136,070,811	-£164,295,044	-£168,968,278	-£169,409,343	-£170,519,611	-£177,200,248	-£180,911,714
60% LAR : 40% CIR	10%	-£147,893,547	-£175,074,006	-£179,769,595	-£180,213,332	-£181,322,674	-£187,978,728	-£191,676,536
60% LAR : 40% CIR	15%	-£159,796,009	-£185,945,232	-£190,630,938	-£191,073,170	-£192,178,750	-£198,812,231	-£202,497,499
60% LAR : 40% CIR	20%	-£171,747,627	-£196,873,082	-£201,544,305	-£201,985,166	-£203,087,316	-£209,700,219	-£213,374,054
60% LAR : 40% CIR	25%	-£183,747,911	-£207,851,041	-£212,509,182	-£212,948,802	-£214,047,852	-£220,642,147	-£224,331,952
60% LAR : 40% CIR	30%	-£195,796,373	-£218,878,608	-£223,525,050	-£223,963,559	-£225,059,833	-£231,697,961	-£235,390,929
60% LAR : 40% CIR	35%	-£207,892,523	-£229,955,277	-£234,639,666	-£235,081,830	-£236,187,241	-£242,819,707	-£246,504,410
60% LAR : 40% CIR	40%	-£220,053,004	-£241,154,071	-£245,830,245	-£246,271,546	-£247,374,800	-£253,997,389	-£257,716,841
60% LAR : 40% CIR	45%	-£232,307,879	-£252,402,322	-£257,080,280	-£257,525,870	-£258,639,846	-£265,323,707	-£269,036,963
60% LAR : 40% CIR	50%	-£244,609,428	-£263,755,093	-£268,470,361	-£268,915,335	-£270,027,772	-£276,746,824	-£280,500,180

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,973,779	-£37,236,077	-£41,927,891	-£42,370,712	-£43,477,765	-£50,146,212	-£53,872,463
60% LAR : 40% CIR	5%	-£19,739,686	-£47,963,919	-£52,637,153	-£53,078,218	-£54,188,486	-£60,869,123	-£64,580,589
60% LAR : 40% CIR	10%	-£31,562,422	-£58,742,881	-£63,438,470	-£63,882,207	-£64,991,549	-£71,647,603	-£75,345,411
60% LAR : 40% CIR	15%	-£43,464,884	-£69,614,107	-£74,299,813	-£74,742,045	-£75,847,625	-£82,481,106	-£86,166,374
60% LAR : 40% CIR	20%	-£55,416,502	-£80,541,957	-£85,213,180	-£85,654,041	-£86,756,191	-£93,369,094	-£97,042,929
60% LAR : 40% CIR	25%	-£67,416,786	-£91,519,916	-£96,178,057	-£96,617,677	-£97,716,727	-£104,311,022	-£108,000,827
60% LAR : 40% CIR	30%	-£79,465,248	-£102,547,483	-£107,193,925	-£107,632,434	-£108,728,708	-£115,366,836	-£119,059,804
60% LAR : 40% CIR	35%	-£91,561,398	-£113,624,152	-£118,308,541	-£118,750,705	-£119,856,116	-£126,488,582	-£130,173,285
60% LAR : 40% CIR	40%	-£103,721,879	-£124,822,946	-£129,499,120	-£129,940,421	-£131,043,675	-£137,666,264	-£141,385,716
60% LAR : 40% CIR	45%	-£115,976,754	-£136,071,197	-£140,749,155	-£141,194,745	-£142,308,721	-£148,992,582	-£152,705,838
60% LAR : 40% CIR	50%	-£128,278,303	-£147,423,968	-£152,139,236	-£152,584,210	-£153,696,647	-£160,415,699	-£164,169,055

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£40,228,471	£10,966,173	£6,274,359	£5,831,538	£4,724,485	-£1,943,962	-£5,670,213
60% LAR : 40% CIR	5%	£28,462,564	£238,331	-£4,434,903	-£4,875,968	-£5,986,236	-£12,666,873	-£16,378,339
60% LAR : 40% CIR	10%	£16,639,828	-£10,540,631	-£15,236,220	-£15,679,957	-£16,789,299	-£23,445,353	-£27,143,161
60% LAR : 40% CIR	15%	£4,737,366	-£21,411,857	-£26,097,563	-£26,539,795	-£27,645,375	-£34,278,856	-£37,964,124
60% LAR : 40% CIR	20%	-£7,214,252	-£32,339,707	-£37,010,930	-£37,451,791	-£38,553,941	-£45,166,844	-£48,840,679
60% LAR : 40% CIR	25%	-£19,214,536	-£43,317,666	-£47,975,807	-£48,415,427	-£49,514,477	-£56,108,772	-£59,798,577
60% LAR : 40% CIR	30%	-£31,262,998	-£54,345,233	-£58,991,675	-£59,430,184	-£60,526,458	-£67,164,586	-£70,857,554
60% LAR : 40% CIR	35%	-£43,359,148	-£65,421,902	-£70,106,291	-£70,548,455	-£71,653,866	-£78,286,332	-£81,971,035
60% LAR : 40% CIR	40%	-£55,519,629	-£76,620,696	-£81,296,870	-£81,738,171	-£82,841,425	-£89,464,014	-£93,183,466
60% LAR : 40% CIR	45%	-£67,774,504	-£87,868,947	-£92,546,905	-£92,992,495	-£94,106,471	-£100,790,332	-£104,503,588
60% LAR : 40% CIR	50%	-£80,076,053	-£99,221,718	-£103,936,986	-£104,381,960	-£105,494,397	-£112,213,449	-£115,966,805

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£97,208,096	£67,945,798	£63,253,984	£62,811,163	£61,704,110	£55,035,663	£51,309,412
60% LAR : 40% CIR	5%	£85,442,189	£57,217,956	£52,544,722	£52,103,657	£50,993,389	£44,312,752	£40,601,286
60% LAR : 40% CIR	10%	£73,619,453	£46,438,994	£41,743,405	£41,299,668	£40,190,326	£33,534,272	£29,836,464
60% LAR : 40% CIR	15%	£61,716,991	£35,567,768	£30,882,062	£30,439,830	£29,334,250	£22,700,769	£19,015,501
60% LAR : 40% CIR	20%	£49,765,373	£24,639,918	£19,968,695	£19,527,834	£18,425,684	£11,812,781	£8,138,946
60% LAR : 40% CIR	25%	£37,765,089	£13,661,959	£9,003,818	£8,564,198	£7,465,148	£870,853	-£2,818,952
60% LAR : 40% CIR	30%	£25,716,627	£2,634,392	-£2,012,050	-£2,450,559	-£3,546,833	-£10,184,961	-£13,877,929
60% LAR : 40% CIR	35%	£13,620,477	-£8,442,277	-£13,126,666	-£13,568,830	-£14,674,241	-£21,306,707	-£24,991,410
60% LAR : 40% CIR	40%	£1,459,996	-£19,641,071	-£24,317,245	-£24,758,546	-£25,861,800	-£32,484,389	-£36,203,841
60% LAR : 40% CIR	45%	-£10,794,879	-£30,889,322	-£35,567,280	-£36,012,870	-£37,126,846	-£43,810,707	-£47,523,963
60% LAR : 40% CIR	50%	-£23,096,428	-£42,242,093	-£46,957,361	-£47,402,335	-£48,514,772	-£55,233,824	-£58,987,180

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses	

Value Area	Zone C - £1,050 psf

No Units	4
Site Area	0.045 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£1,473,028	£1,047,802	£1,043,892	£1,040,729	£1,011,735	£943,204	£937,931

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£2,921,177	-£3,346,403	-£3,350,313	-£3,353,476	-£3,382,470	-£3,451,001	-£3,456,274

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, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£1,100,342	-£1,525,568	-£1,529,478	-£1,532,641	-£1,561,635	-£1,630,166	-£1,635,439

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£345,872	-£771,098	-£775,008	-£778,171	-£807,165	-£875,696	-£880,969

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£545,983	£120,757	£116,847	£113,684	£84,690	£16,159	£10,886

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses	
No Units	4
Site Area	0.045 Ha

Value Area	Zone C - £1,150 psf
Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£1,733,940	£1,304,542	£1,300,633	£1,297,470	£1,268,475	£1,199,943	£1,194,672

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£2,660,265	-£3,089,663	-£3,093,572	-£3,096,735	-£3,125,730	-£3,194,262	-£3,199,533

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£839,430	-£1,268,828	-£1,272,737	-£1,275,900	-£1,304,895	-£1,373,427	-£1,378,698

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£84,960	-£514,358	-£518,267	-£521,430	-£550,425	-£618,957	-£624,228

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£806,895	£377,497	£373,588	£370,425	£341,430	£272,898	£267,627

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses

Value Area	Zone C - £1,350 psf

No Units	4
Site Area	0.045 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£2,255,765	£1,818,024	£1,814,114	£1,810,951	£1,781,957	£1,713,425	£1,708,153

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£2,138,440	-£2,576,181	-£2,580,091	-£2,583,254	-£2,612,248	-£2,680,780	-£2,686,052

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£317,605	-£755,346	-£759,256	-£762,419	-£791,413	-£859,945	-£865,217

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£436,865	-£876	-£4,786	-£7,949	-£36,943	-£105,475	-£110,747

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£1,328,720	£890,979	£887,069	£883,906	£854,912	£786,380	£781,108

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses	
Value Area	**Zone C - £1,500 psf**

No Units	**4**
Site Area	**0.045 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
Tenure		**PIL**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£2,647,134	£2,203,133	£2,199,225	£2,196,061	£2,167,067	£2,098,535	£2,093,264

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£1,747,071	-£2,191,072	-£2,194,980	-£2,198,144	-£2,227,138	-£2,295,670	-£2,300,941

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£73,764	-£370,237	-£374,145	-£377,309	-£406,303	-£474,835	-£480,106

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£828,234	£384,233	£380,325	£377,161	£348,167	£279,635	£274,364

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£1,720,089	£1,276,088	£1,272,180	£1,269,016	£1,240,022	£1,171,490	£1,166,219

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		**Value Area**	**Zone C - £1,750 psf**

No Units	**4**
Site Area	**0.045 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
Tenure		**PIL**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£3,299,416	£2,844,985	£2,841,075	£2,837,913	£2,808,918	£2,740,387	£2,735,115

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£1,094,789	-£1,549,220	-£1,553,130	-£1,556,292	-£1,585,287	-£1,653,818	-£1,659,090

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£726,046	£271,615	£267,705	£264,543	£235,548	£167,017	£161,745

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£1,480,516	£1,026,085	£1,022,175	£1,019,013	£990,018	£921,487	£916,215

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, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£2,372,371	£1,917,940	£1,914,030	£1,910,868	£1,881,873	£1,813,342	£1,808,070

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		**Value Area**	**Zone C - £1,900 psf**

No Units	**4**
Site Area	**0.045 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
Tenure		**PIL**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£3,690,784	£3,230,096	£3,226,186	£3,223,023	£3,194,029	£3,125,497	£3,120,225

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£703,421	-£1,164,109	-£1,168,019	-£1,171,182	-£1,200,176	-£1,268,708	-£1,273,980

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£1,117,414	£656,726	£652,816	£649,653	£620,659	£552,127	£546,855

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£1,871,884	£1,411,196	£1,407,286	£1,404,123	£1,375,129	£1,306,597	£1,301,325

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£2,763,739	£2,303,051	£2,299,141	£2,295,978	£2,266,984	£2,198,452	£2,193,180

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area	Zone C - £2,000 psf

No Units	4
Site Area	0.045 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£3,951,697	£3,486,836	£3,482,927	£3,479,764	£3,450,769	£3,382,237	£3,376,966

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	-£442,508	-£907,369	-£911,278	-£914,441	-£943,436	-£1,011,968	-£1,017,239

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£1,378,327	£913,466	£909,557	£906,394	£877,399	£808,867	£803,596

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£2,132,797	£1,667,936	£1,664,027	£1,660,864	£1,631,869	£1,563,337	£1,558,066

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£3,024,652	£2,559,791	£2,555,882	£2,552,719	£2,523,724	£2,455,192	£2,449,921

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area	Zone C - RP Periphery £2,250 psf

No Units	4
Site Area	0.045 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£4,603,978	£4,128,687	£4,124,778	£4,121,615	£4,092,621	£4,024,089	£4,018,818

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£209,773	-£265,518	-£269,427	-£272,590	-£301,584	-£370,116	-£375,387

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£2,030,608	£1,555,317	£1,551,408	£1,548,245	£1,519,251	£1,450,719	£1,445,448

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£2,785,078	£2,309,787	£2,305,878	£2,302,715	£2,273,721	£2,205,189	£2,199,918

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£3,676,933	£3,201,642	£3,197,733	£3,194,570	£3,165,576	£3,097,044	£3,091,773

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses	

Value Area	**Zone C - RP Periphery £2,450 psf**

No Units	**4**
Site Area	**0.045 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
Tenure		**PIL**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£5,125,803	£4,642,168	£4,638,259	£4,635,096	£4,606,102	£4,537,570	£4,532,298

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£731,598	£247,963	£244,054	£240,891	£211,897	£143,365	£138,093

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£2,552,433	£2,068,798	£2,064,889	£2,061,726	£2,032,732	£1,964,200	£1,958,928

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	8%	£3,306,903	£2,823,268	£2,819,359	£2,816,196	£2,787,202	£2,718,670	£2,713,398

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	£ psm	£4,198,758	£3,715,123	£3,711,214	£3,708,051	£3,679,057	£3,610,525	£3,605,253

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		Value Area	Zone C - £1,050 psf

No Units	6
Site Area	0.03 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£1,087,210	£488,683	£485,666	£480,907	£469,012	£397,639	£357,987

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	-£1,729,588	-£2,328,115	-£2,331,132	-£2,335,891	-£2,347,786	-£2,419,159	-£2,458,811

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	-£562,386	-£1,160,913	-£1,163,930	-£1,168,689	-£1,180,584	-£1,251,957	-£1,291,609

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	-£78,751	-£677,279	-£680,296	-£685,054	-£696,950	-£768,323	-£807,975

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£492,951	-£105,577	-£108,594	-£113,352	-£125,248	-£196,621	-£236,273

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats	
No Units	6
Site Area	0.03 Ha

Value Area	Zone C - £1,150 psf	
Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£1,364,577	£761,615	£758,598	£753,840	£741,944	£670,570	£630,918

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	-£1,452,221	-£2,055,183	-£2,058,200	-£2,062,959	-£2,074,854	-£2,146,228	-£2,185,880

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	-£285,019	-£887,981	-£890,998	-£895,757	-£907,652	-£979,026	-£1,018,678

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£198,615	-£404,347	-£407,364	-£412,122	-£424,017	-£495,391	-£535,043

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£770,317	£167,355	£164,338	£159,580	£147,684	£76,311	£36,659

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		**Value Area**	**Zone C - £1,350 psf**

No Units	**6**
Site Area	**0.03 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
Tenure		**PIL**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£1,919,310	£1,307,478	£1,304,461	£1,299,703	£1,287,807	£1,216,433	£1,176,781

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	-£897,488	-£1,509,320	-£1,512,337	-£1,517,095	-£1,528,991	-£1,600,365	-£1,640,017

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£269,714	-£342,118	-£345,135	-£349,893	-£361,789	-£433,163	-£472,815

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£753,348	£141,517	£138,500	£133,741	£121,846	£50,472	£10,820

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£1,325,050	£713,218	£710,202	£705,443	£693,548	£622,174	£582,522

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats	

Value Area	Zone C - £1,500 psf

No Units	6
Site Area	0.03 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£2,335,361	£1,716,875	£1,713,859	£1,709,101	£1,697,205	£1,625,831	£1,586,179

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	-£481,438	-£1,099,923	-£1,102,939	-£1,107,698	-£1,119,593	-£1,190,967	-£1,230,619

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£685,764	£67,279	£64,263	£59,504	£47,609	-£23,765	-£63,417

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£1,169,399	£550,913	£547,897	£543,139	£531,244	£459,870	£420,218

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£1,741,101	£1,122,615	£1,119,599	£1,114,841	£1,102,945	£1,031,571	£991,920

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		Value Area	Zone C - £1,750 psf

No Units	6
Site Area	0.03 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£3,028,777	£2,399,205	£2,396,188	£2,391,429	£2,379,534	£2,308,160	£2,268,509

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£211,979	-£417,593	-£420,610	-£425,369	-£437,264	-£508,638	-£548,289

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£1,379,181	£749,609	£746,592	£741,833	£729,938	£658,564	£618,913

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£1,862,816	£1,233,243	£1,230,226	£1,225,468	£1,213,572	£1,142,198	£1,102,547

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£2,434,518	£1,804,945	£1,801,928	£1,797,170	£1,785,274	£1,713,900	£1,674,249

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		Value Area	Zone C - £1,900 psf

No Units	6
Site Area	0.03 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£3,444,828	£2,808,602	£2,805,586	£2,800,827	£2,788,932	£2,717,558	£2,677,906

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£628,030	-£8,196	-£11,213	-£15,971	-£27,866	-£99,240	-£138,892

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£1,795,232	£1,159,006	£1,155,989	£1,151,231	£1,139,335	£1,067,962	£1,028,310

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£2,278,867	£1,642,641	£1,639,624	£1,634,866	£1,622,970	£1,551,596	£1,511,944

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£2,850,568	£2,214,343	£2,211,326	£2,206,567	£2,194,672	£2,123,298	£2,083,646

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats	
No Units	6
Site Area	0.03 Ha

Value Area	Zone C - £2,000 psf
Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£3,722,195	£3,081,534	£3,078,517	£3,073,758	£3,061,863	£2,990,490	£2,950,838

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£905,397	£264,735	£261,719	£256,960	£245,065	£173,692	£134,040

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£2,072,599	£1,431,937	£1,428,920	£1,424,162	£1,412,267	£1,340,894	£1,301,242

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£2,556,233	£1,915,572	£1,912,555	£1,907,797	£1,895,901	£1,824,528	£1,784,876

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£3,127,935	£2,487,274	£2,484,257	£2,479,499	£2,467,603	£2,396,230	£2,356,578

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats	
No Units	6
Site Area	0.03 Ha

Value Area	Zone C - RP Periphery £2,250 psf	
Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£4,415,612	£3,763,862	£3,760,847	£3,756,088	£3,744,193	£3,672,819	£3,633,167

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£1,598,814	£947,064	£944,048	£939,290	£927,395	£856,021	£816,369

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£2,766,015	£2,114,266	£2,111,250	£2,106,492	£2,094,596	£2,023,223	£1,983,571

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£3,249,650	£2,597,901	£2,594,885	£2,590,127	£2,578,231	£2,506,857	£2,467,205

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£3,821,352	£3,169,603	£3,166,587	£3,161,828	£3,149,933	£3,078,559	£3,038,907

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		Value Area	Zone C - RP Periphery £2,450 psf

No Units	6
Site Area	0.03 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£4,970,345	£4,309,726	£4,306,710	£4,301,951	£4,290,056	£4,218,682	£4,179,030

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£2,153,547	£1,492,928	£1,489,912	£1,485,153	£1,473,258	£1,401,884	£1,362,232

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£3,320,749	£2,660,129	£2,657,114	£2,652,355	£2,640,460	£2,569,086	£2,529,434

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	10%	£3,804,384	£3,143,764	£3,140,748	£3,135,990	£3,124,094	£3,052,720	£3,013,068

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	£ psm	£4,376,086	£3,715,466	£3,712,450	£3,707,692	£3,695,796	£3,624,422	£3,584,770

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		**Value Area**	**Zone C - £1,050 psf**

No Units	9
Site Area	0.025 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£1,582,116	£562,119	£557,591	£550,454	£532,611	£425,551	£366,073

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	-£859,109	-£1,879,106	-£1,883,634	-£1,890,771	-£1,908,614	-£2,015,674	-£2,075,152

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£152,466	-£867,531	-£872,059	-£879,196	-£897,039	-£1,004,099	-£1,063,577

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£571,616	-£448,381	-£452,909	-£460,046	-£477,889	-£584,949	-£644,427

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£1,067,091	£47,094	£42,566	£35,429	£17,586	-£89,474	-£148,952

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area	Zone C - £1,150 psf

No Units	9
Site Area	0.025 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£1,998,165	£971,517	£966,989	£959,852	£942,009	£834,948	£775,471

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	-£443,060	-£1,469,708	-£1,474,236	-£1,481,373	-£1,499,216	-£1,606,277	-£1,665,754

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£568,515	-£458,133	-£462,661	-£469,798	-£487,641	-£594,702	-£654,179

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£987,665	-£38,983	-£43,511	-£50,648	-£68,491	-£175,552	-£235,029

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£1,483,140	£456,492	£451,964	£444,827	£426,984	£319,923	£260,446

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area	Zone C - £1,350 psf

No Units	9	Sales value inflation		Growth
Site Area	0.025 Ha	Build cost inflation		Growth
		Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£2,830,266	£1,790,311	£1,785,784	£1,778,646	£1,760,803	£1,653,744	£1,594,265

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£389,041	-£650,914	-£655,441	-£662,579	-£680,422	-£787,481	-£846,960

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£1,400,616	£360,661	£356,134	£348,996	£331,153	£224,094	£164,615

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, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£1,819,766	£779,811	£775,284	£768,146	£750,303	£643,244	£583,765

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£2,315,241	£1,275,286	£1,270,759	£1,263,621	£1,245,778	£1,138,719	£1,079,240

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area	Zone C - £1,500 psf

No Units	9
Site Area	0.025 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£3,454,342	£2,404,408	£2,399,880	£2,392,743	£2,374,900	£2,267,839	£2,208,362

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£1,013,117	-£36,817	-£41,345	-£48,482	-£66,325	-£173,386	-£232,863

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£2,024,692	£974,758	£970,230	£963,093	£945,250	£838,189	£778,712

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£2,443,842	£1,393,908	£1,389,380	£1,382,243	£1,364,400	£1,257,339	£1,197,862

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£2,939,317	£1,889,383	£1,884,855	£1,877,718	£1,859,875	£1,752,814	£1,693,337

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		**Value Area**	**Zone C - £1,750 psf**

No Units	**9**
Site Area	**0.025 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
Tenure		**PIL**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£4,494,467	£3,427,902	£3,423,374	£3,416,237	£3,398,394	£3,291,334	£3,231,855

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£2,053,242	£986,677	£982,149	£975,012	£957,169	£850,109	£790,630

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£3,064,817	£1,998,252	£1,993,724	£1,986,587	£1,968,744	£1,861,684	£1,802,205

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£3,483,967	£2,417,402	£2,412,874	£2,405,737	£2,387,894	£2,280,834	£2,221,355

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£3,979,442	£2,912,877	£2,908,349	£2,901,212	£2,883,369	£2,776,309	£2,716,830

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats	

Value Area	Zone C - £1,900 psf

No Units	9
Site Area	0.025 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£5,118,542	£4,041,998	£4,037,471	£4,030,333	£4,012,489	£3,905,429	£3,845,952

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£2,677,317	£1,600,773	£1,596,246	£1,589,108	£1,571,264	£1,464,204	£1,404,727

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£3,688,892	£2,612,348	£2,607,821	£2,600,683	£2,582,839	£2,475,779	£2,416,302

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£4,108,042	£3,031,498	£3,026,971	£3,019,833	£3,001,989	£2,894,929	£2,835,452

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£4,603,517	£3,526,973	£3,522,446	£3,515,308	£3,497,464	£3,390,404	£3,330,927

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats	
Value Area	Zone C - £2,000 psf

No Units	9
Site Area	0.025 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£5,534,593	£4,451,395	£4,446,868	£4,439,730	£4,421,887	£4,314,827	£4,255,349

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£3,093,368	£2,010,170	£2,005,643	£1,998,505	£1,980,662	£1,873,602	£1,814,124

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£4,104,943	£3,021,745	£3,017,218	£3,010,080	£2,992,237	£2,885,177	£2,825,699

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£4,524,093	£3,440,895	£3,436,368	£3,429,230	£3,411,387	£3,304,327	£3,244,849

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£5,019,568	£3,936,370	£3,931,843	£3,924,705	£3,906,862	£3,799,802	£3,740,324

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats	
No Units	9
Site Area	0.025 Ha

Value Area	Zone C - RP Periphery £2,250 psf	
Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£6,574,718	£5,474,890	£5,470,362	£5,463,225	£5,445,381	£5,338,321	£5,278,843

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£4,133,493	£3,033,665	£3,029,137	£3,022,000	£3,004,156	£2,897,096	£2,837,618

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£5,145,068	£4,045,240	£4,040,712	£4,033,575	£4,015,731	£3,908,671	£3,849,193

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£5,564,218	£4,464,390	£4,459,862	£4,452,725	£4,434,881	£4,327,821	£4,268,343

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£6,059,693	£4,959,865	£4,955,337	£4,948,200	£4,930,356	£4,823,296	£4,763,818

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats	

Value Area	Zone C - RP Periphery £2,450 psf

No Units	9
Site Area	0.025 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£7,406,818	£6,293,684	£6,289,156	£6,282,019	£6,264,176	£6,157,115	£6,097,638

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£4,965,593	£3,852,459	£3,847,931	£3,840,794	£3,822,951	£3,715,890	£3,656,413

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£5,977,168	£4,864,034	£4,859,506	£4,852,369	£4,834,526	£4,727,465	£4,667,988

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	14%	£6,396,318	£5,283,184	£5,278,656	£5,271,519	£5,253,676	£5,146,615	£5,087,138

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	£ psm	£6,891,793	£5,778,659	£5,774,131	£5,766,994	£5,749,151	£5,642,090	£5,582,613

LB Camden
Local Plan Viability Testing 2025

Resi 4- 10 Flats		Value Area	Zone C - £1,050 psf

No Units	10
Site Area	0.02 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,717,321	£1,051,587	£1,046,478	£1,037,899	£1,016,451	£887,761	£816,266
60% LAR : 40% CIR	5%	£1,563,573	£927,521	£922,432	£913,886	£892,518	£764,312	£693,086
60% LAR : 40% CIR	10%	£1,408,889	£802,526	£797,455	£788,937	£767,644	£639,884	£568,907
60% LAR : 40% CIR	15%	£1,253,278	£676,610	£671,554	£663,065	£641,840	£514,486	£443,735
60% LAR : 40% CIR	**16%**	**£1,222,045**	**£651,316**	**£646,265**	**£637,780**	**£616,567**	**£489,292**	**£418,583**
60% LAR : 40% CIR	20%	£1,096,749	£549,781	£544,741	£536,276	£515,112	£388,128	£317,581
60% LAR : 40% CIR	25%	£939,310	£422,049	£417,022	£408,579	£387,470	£260,816	£190,454
60% LAR : 40% CIR	30%	£780,969	£293,422	£288,406	£279,982	£258,922	£132,563	£62,363
60% LAR : 40% CIR	35%	£621,736	£163,908	£158,901	£150,495	£129,477	£3,375	-£71,634
60% LAR : 40% CIR	40%	£461,619	£33,516	£28,517	£20,125	-£869	-£136,414	-£211,850
60% LAR : 40% CIR	45%	£300,626	-£105,142	-£110,526	-£119,564	-£142,163	-£277,750	-£353,077
60% LAR : 40% CIR	50%	£138,766	-£247,657	-£253,035	-£262,064	-£284,636	-£420,065	-£495,303

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£58,116	-£723,850	-£728,958	-£737,537	-£758,986	-£887,675	-£959,170
60% LAR : 40% CIR	5%	-£211,864	-£847,916	-£853,004	-£861,551	-£882,918	-£1,011,124	-£1,082,350
60% LAR : 40% CIR	10%	-£366,547	-£972,911	-£977,981	-£986,499	-£1,007,792	-£1,135,552	-£1,206,529
60% LAR : 40% CIR	15%	-£522,159	-£1,098,827	-£1,103,882	-£1,112,372	-£1,133,597	-£1,260,950	-£1,331,702
60% LAR : 40% CIR	**16%**	**-£553,391**	**-£1,124,120**	**-£1,129,171**	**-£1,137,656**	**-£1,158,870**	**-£1,286,145**	**-£1,356,853**
60% LAR : 40% CIR	20%	-£678,687	-£1,225,656	-£1,230,695	-£1,239,161	-£1,260,325	-£1,387,308	-£1,457,855
60% LAR : 40% CIR	25%	-£836,126	-£1,353,387	-£1,358,414	-£1,366,858	-£1,387,967	-£1,514,620	-£1,584,982
60% LAR : 40% CIR	30%	-£994,467	-£1,482,014	-£1,487,030	-£1,495,455	-£1,516,514	-£1,642,874	-£1,713,073
60% LAR : 40% CIR	35%	-£1,153,700	-£1,611,529	-£1,616,535	-£1,624,941	-£1,645,959	-£1,772,062	-£1,847,070
60% LAR : 40% CIR	40%	-£1,313,817	-£1,741,921	-£1,746,919	-£1,755,311	-£1,776,305	-£1,911,851	-£1,987,287
60% LAR : 40% CIR	45%	-£1,474,810	-£1,880,578	-£1,885,962	-£1,895,001	-£1,917,599	-£2,053,187	-£2,128,513
60% LAR : 40% CIR	50%	-£1,636,671	-£2,023,094	-£2,028,472	-£2,037,500	-£2,060,072	-£2,195,502	-£2,270,739

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£677,575	£11,841	£6,733	-£1,846	-£23,295	-£151,984	-£223,479
60% LAR : 40% CIR	5%	£523,827	-£112,225	-£117,313	-£125,860	-£147,228	-£275,433	-£346,659
60% LAR : 40% CIR	10%	£369,144	-£237,220	-£242,290	-£250,808	-£272,101	-£399,861	-£470,838
60% LAR : 40% CIR	15%	£213,532	-£363,136	-£368,191	-£376,681	-£397,906	-£525,259	-£596,011
60% LAR : 40% CIR	**16%**	**£182,300**	**-£388,429**	**-£393,480**	**-£401,965**	**-£423,179**	**-£550,454**	**-£621,162**
60% LAR : 40% CIR	20%	£57,004	-£489,965	-£495,004	-£503,470	-£524,634	-£651,617	-£722,164
60% LAR : 40% CIR	25%	-£100,435	-£617,696	-£622,723	-£631,167	-£652,276	-£778,929	-£849,291
60% LAR : 40% CIR	30%	-£258,776	-£746,323	-£751,339	-£759,764	-£780,823	-£907,183	-£977,382
60% LAR : 40% CIR	35%	-£418,009	-£875,838	-£880,844	-£889,251	-£910,268	-£1,036,371	-£1,111,379
60% LAR : 40% CIR	40%	-£578,126	-£1,006,230	-£1,011,228	-£1,019,620	-£1,040,614	-£1,176,160	-£1,251,596
60% LAR : 40% CIR	45%	-£739,119	-£1,144,887	-£1,150,271	-£1,159,310	-£1,181,909	-£1,317,496	-£1,392,822
60% LAR : 40% CIR	50%	-£900,980	-£1,287,403	-£1,292,781	-£1,301,809	-£1,324,381	-£1,459,811	-£1,535,049

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£982,411	£316,678	£311,569	£302,990	£281,542	£152,852	£81,357
60% LAR : 40% CIR	5%	£828,664	£192,612	£187,523	£178,976	£157,609	£29,403	-£41,823
60% LAR : 40% CIR	10%	£673,980	£67,617	£62,546	£54,028	£32,735	-£95,025	-£166,002
60% LAR : 40% CIR	15%	£518,369	-£58,299	-£63,355	-£71,844	-£93,069	-£220,423	-£291,174
60% LAR : 40% CIR	**16%**	**£487,136**	**-£83,593**	**-£88,644**	**-£97,129**	**-£118,342**	**-£245,617**	**-£316,326**
60% LAR : 40% CIR	20%	£361,840	-£185,128	-£190,168	-£198,633	-£219,797	-£346,781	-£417,328
60% LAR : 40% CIR	25%	£204,401	-£312,860	-£317,887	-£326,330	-£347,439	-£474,093	-£544,455
60% LAR : 40% CIR	30%	£46,060	-£441,487	-£446,503	-£454,927	-£475,987	-£602,346	-£672,546
60% LAR : 40% CIR	35%	-£113,173	-£571,002	-£576,008	-£584,414	-£605,432	-£731,534	-£806,543
60% LAR : 40% CIR	40%	-£273,290	-£701,393	-£706,392	-£714,784	-£735,778	-£871,324	-£946,759
60% LAR : 40% CIR	45%	-£434,283	-£840,051	-£845,435	-£854,474	-£877,072	-£1,012,659	-£1,087,986
60% LAR : 40% CIR	50%	-£596,143	-£982,567	-£987,944	-£996,973	-£1,019,545	-£1,154,974	-£1,230,212

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,342,757	£677,023	£671,915	£663,335	£641,887	£513,198	£441,703
60% LAR : 40% CIR	5%	£1,189,009	£552,957	£547,869	£539,322	£517,954	£389,749	£318,523
60% LAR : 40% CIR	10%	£1,034,325	£427,962	£422,891	£414,374	£393,081	£265,321	£194,343
60% LAR : 40% CIR	15%	£878,714	£302,046	£296,991	£288,501	£267,276	£139,923	£69,171
60% LAR : 40% CIR	**16%**	**£847,482**	**£276,753**	**£271,702**	**£263,216**	**£242,003**	**£114,728**	**£44,019**
60% LAR : 40% CIR	20%	£722,185	£175,217	£170,177	£161,712	£140,548	£13,564	-£56,982
60% LAR : 40% CIR	25%	£564,746	£47,486	£42,459	£34,015	£12,906	-£113,747	-£184,110
60% LAR : 40% CIR	30%	£406,405	-£81,142	-£86,157	-£94,582	-£115,641	-£242,001	-£312,200
60% LAR : 40% CIR	35%	£247,172	-£210,656	-£215,663	-£224,069	-£245,086	-£371,189	-£446,198
60% LAR : 40% CIR	40%	£87,056	-£341,048	-£346,047	-£354,438	-£375,433	-£510,978	-£586,414
60% LAR : 40% CIR	45%	-£73,937	-£479,706	-£485,089	-£494,128	-£516,727	-£652,314	-£727,640
60% LAR : 40% CIR	50%	-£235,798	-£622,221	-£627,599	-£636,627	-£659,200	-£794,629	-£869,867

LB Camden
Local Plan Viability Testing 2025

Resi 4- 10 Flats		Value Area	Zone C - £1,150 psf

No Units	10
Site Area	0.02 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,179,599	£1,506,473	£1,501,365	£1,492,785	£1,471,337	£1,342,647	£1,271,153
60% LAR : 40% CIR	5%	£2,002,737	£1,359,662	£1,354,574	£1,346,027	£1,324,659	£1,196,454	£1,125,229
60% LAR : 40% CIR	10%	£1,824,939	£1,211,922	£1,206,852	£1,198,335	£1,177,041	£1,049,282	£978,305
60% LAR : 40% CIR	15%	£1,646,214	£1,063,263	£1,058,208	£1,049,718	£1,028,493	£901,140	£830,389
60% LAR : 40% CIR	**16%**	**£1,610,359**	**£1,033,420**	**£1,028,369**	**£1,019,884**	**£998,672**	**£871,396**	**£800,687**
60% LAR : 40% CIR	20%	£1,466,571	£913,690	£908,650	£900,184	£879,020	£752,036	£681,491
60% LAR : 40% CIR	25%	£1,286,018	£763,214	£758,187	£749,743	£728,634	£601,982	£531,618
60% LAR : 40% CIR	30%	£1,104,564	£611,842	£606,826	£598,402	£577,342	£450,983	£380,784
60% LAR : 40% CIR	35%	£922,217	£459,583	£454,577	£446,171	£425,153	£299,051	£228,993
60% LAR : 40% CIR	40%	£738,986	£306,447	£301,449	£293,057	£272,076	£146,193	£76,257
60% LAR : 40% CIR	45%	£554,879	£152,441	£147,450	£139,069	£118,119	-£7,885	-£83,211
60% LAR : 40% CIR	50%	£369,905	-£2,473	-£7,703	-£16,731	-£39,303	-£174,732	-£249,971

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£404,163	-£268,963	-£274,072	-£282,651	-£304,099	-£432,789	-£504,284
60% LAR : 40% CIR	5%	£227,301	-£415,774	-£420,863	-£429,409	-£450,777	-£578,982	-£650,207
60% LAR : 40% CIR	10%	£49,503	-£563,514	-£568,585	-£577,101	-£598,395	-£726,154	-£797,132
60% LAR : 40% CIR	15%	-£129,222	-£712,174	-£717,228	-£725,719	-£746,944	-£874,296	-£945,048
60% LAR : 40% CIR	**16%**	**-£165,078**	**-£742,016**	**-£747,067**	**-£755,552**	**-£776,764**	**-£904,040**	**-£974,749**
60% LAR : 40% CIR	20%	-£308,865	-£861,746	-£866,786	-£875,252	-£896,417	-£1,023,400	-£1,093,946
60% LAR : 40% CIR	25%	-£489,418	-£1,012,223	-£1,017,250	-£1,025,693	-£1,046,802	-£1,173,455	-£1,243,818
60% LAR : 40% CIR	30%	-£670,873	-£1,163,595	-£1,168,610	-£1,177,034	-£1,198,094	-£1,324,453	-£1,394,652
60% LAR : 40% CIR	35%	-£853,219	-£1,315,853	-£1,320,859	-£1,329,266	-£1,350,283	-£1,476,386	-£1,546,443
60% LAR : 40% CIR	40%	-£1,036,450	-£1,468,990	-£1,473,987	-£1,482,380	-£1,503,360	-£1,629,243	-£1,699,179
60% LAR : 40% CIR	45%	-£1,220,558	-£1,622,995	-£1,627,987	-£1,636,367	-£1,657,317	-£1,783,321	-£1,858,647
60% LAR : 40% CIR	50%	-£1,405,531	-£1,777,910	-£1,783,139	-£1,792,168	-£1,814,739	-£1,950,168	-£2,025,407

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,139,854	£466,728	£461,619	£453,040	£431,592	£302,902	£231,407
60% LAR : 40% CIR	5%	£962,991	£319,917	£314,828	£306,282	£284,914	£156,708	£85,484
60% LAR : 40% CIR	10%	£785,193	£172,177	£167,106	£158,590	£137,296	£9,536	-£61,441
60% LAR : 40% CIR	15%	£606,469	£23,517	£18,463	£9,972	-£11,253	-£138,605	-£209,357
60% LAR : 40% CIR	**16%**	**£570,613**	**-£6,325**	**-£11,376**	**-£19,861**	**-£41,074**	**-£168,349**	**-£239,058**
60% LAR : 40% CIR	20%	£426,826	-£126,056	-£131,095	-£139,562	-£160,726	-£287,709	-£358,255
60% LAR : 40% CIR	25%	£246,272	-£276,532	-£281,559	-£290,002	-£311,111	-£437,764	-£508,127
60% LAR : 40% CIR	30%	£64,818	-£427,904	-£432,920	-£441,343	-£462,404	-£588,762	-£658,962
60% LAR : 40% CIR	35%	-£117,528	-£580,162	-£585,168	-£593,575	-£614,592	-£740,695	-£810,753
60% LAR : 40% CIR	40%	-£300,759	-£733,299	-£738,296	-£746,689	-£767,669	-£893,552	-£963,488
60% LAR : 40% CIR	45%	-£484,867	-£887,304	-£892,296	-£900,676	-£921,626	-£1,047,630	-£1,122,956
60% LAR : 40% CIR	50%	-£669,840	-£1,042,219	-£1,047,448	-£1,056,477	-£1,079,048	-£1,214,477	-£1,289,716

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,444,690	£771,564	£766,456	£757,876	£736,428	£607,738	£536,243
60% LAR : 40% CIR	5%	£1,267,828	£624,753	£619,665	£611,118	£589,750	£461,545	£390,320
60% LAR : 40% CIR	10%	£1,090,030	£477,013	£471,943	£463,426	£442,132	£314,373	£243,396
60% LAR : 40% CIR	15%	£911,305	£328,353	£323,299	£314,809	£293,583	£166,231	£95,480
60% LAR : 40% CIR	**16%**	**£875,450**	**£298,511**	**£293,460**	**£284,975**	**£263,763**	**£136,487**	**£65,778**
60% LAR : 40% CIR	20%	£731,662	£178,781	£173,741	£165,275	£144,111	£17,127	-£53,418
60% LAR : 40% CIR	25%	£551,109	£28,305	£23,278	£14,834	-£6,275	-£132,927	-£203,291
60% LAR : 40% CIR	30%	£369,654	-£123,067	-£128,083	-£136,507	-£157,567	-£283,926	-£354,125
60% LAR : 40% CIR	35%	£187,308	-£275,326	-£280,332	-£288,738	-£309,756	-£435,858	-£505,916
60% LAR : 40% CIR	40%	£4,077	-£428,462	-£433,460	-£441,852	-£462,833	-£588,716	-£658,652
60% LAR : 40% CIR	45%	-£180,030	-£582,468	-£587,460	-£595,840	-£616,790	-£742,794	-£818,120
60% LAR : 40% CIR	50%	-£365,004	-£737,382	-£742,612	-£751,640	-£774,212	-£909,641	-£984,880

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,805,035	£1,131,909	£1,126,801	£1,118,222	£1,096,773	£968,084	£896,589
60% LAR : 40% CIR	5%	£1,628,173	£985,099	£980,010	£971,463	£950,096	£821,890	£750,665
60% LAR : 40% CIR	10%	£1,450,375	£837,359	£832,288	£823,771	£802,478	£674,718	£603,741
60% LAR : 40% CIR	15%	£1,271,651	£688,699	£683,645	£675,154	£653,929	£526,577	£455,825
60% LAR : 40% CIR	**16%**	**£1,235,795**	**£658,857**	**£653,806**	**£645,321**	**£624,108**	**£496,832**	**£426,124**
60% LAR : 40% CIR	20%	£1,092,008	£539,126	£534,087	£525,620	£504,456	£377,473	£306,927
60% LAR : 40% CIR	25%	£911,454	£388,650	£383,623	£375,179	£354,071	£227,418	£157,055
60% LAR : 40% CIR	30%	£730,000	£237,278	£232,262	£223,839	£202,778	£76,420	£6,220
60% LAR : 40% CIR	35%	£547,654	£85,020	£80,013	£71,607	£50,590	-£75,513	-£145,571
60% LAR : 40% CIR	40%	£364,423	-£68,117	-£73,114	-£81,507	-£102,487	-£228,370	-£298,306
60% LAR : 40% CIR	45%	£180,315	-£222,123	-£227,114	-£235,495	-£256,444	-£382,448	-£457,775
60% LAR : 40% CIR	50%	-£4,659	-£377,037	-£382,267	-£391,295	-£413,866	-£549,295	-£624,534

LB Camden
Local Plan Viability Testing 2025

Resi 4- 10 Flats	
No Units	**10**
Site Area	**0.02 Ha**

Value Area	**Zone C - £1,350 psf**	
Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,104,155	£2,416,245	£2,411,137	£2,402,558	£2,381,110	£2,252,419	£2,180,925
60% LAR : 40% CIR	5%	£2,881,065	£2,223,946	£2,218,858	£2,210,311	£2,188,943	£2,060,738	£1,989,512
60% LAR : 40% CIR	10%	£2,657,040	£2,030,718	£2,025,647	£2,017,129	£1,995,837	£1,868,077	£1,797,099
60% LAR : 40% CIR	15%	£2,432,087	£1,836,568	£1,831,514	£1,823,025	£1,801,798	£1,674,446	£1,603,695
60% LAR : 40% CIR	**16%**	**£2,386,986**	**£1,797,629**	**£1,792,578**	**£1,784,093**	**£1,762,880**	**£1,635,604**	**£1,564,896**
60% LAR : 40% CIR	20%	£2,206,216	£1,641,507	£1,636,468	£1,628,002	£1,606,838	£1,479,855	£1,409,308
60% LAR : 40% CIR	25%	£1,979,436	£1,445,542	£1,440,516	£1,432,072	£1,410,963	£1,284,311	£1,213,948
60% LAR : 40% CIR	30%	£1,751,754	£1,248,682	£1,243,666	£1,235,243	£1,214,183	£1,087,824	£1,017,624
60% LAR : 40% CIR	35%	£1,523,179	£1,050,935	£1,045,930	£1,037,523	£1,016,505	£890,402	£820,345
60% LAR : 40% CIR	40%	£1,293,719	£852,310	£847,312	£838,920	£817,940	£692,056	£622,121
60% LAR : 40% CIR	45%	£1,063,385	£652,816	£647,824	£639,444	£618,494	£492,793	£422,960
60% LAR : 40% CIR	50%	£832,184	£452,459	£447,473	£439,102	£418,177	£292,624	£222,872

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,328,719	£640,808	£635,701	£627,121	£605,673	£476,983	£405,489
60% LAR : 40% CIR	5%	£1,105,629	£448,510	£443,421	£434,875	£413,507	£285,301	£214,076
60% LAR : 40% CIR	10%	£881,603	£255,281	£250,211	£241,693	£220,400	£92,641	£21,663
60% LAR : 40% CIR	15%	£656,651	£61,132	£56,078	£47,588	£26,362	-£100,990	-£171,742
60% LAR : 40% CIR	**16%**	**£611,549**	**£22,192**	**£17,141**	**£8,656**	**-£12,556**	**-£139,832**	**-£210,541**
60% LAR : 40% CIR	20%	£430,779	-£133,929	-£138,969	-£147,434	-£168,598	-£295,582	-£366,128
60% LAR : 40% CIR	25%	£203,999	-£329,894	-£334,921	-£343,364	-£364,473	-£491,126	-£561,488
60% LAR : 40% CIR	30%	-£23,683	-£526,754	-£531,770	-£540,194	-£561,253	-£687,613	-£757,812
60% LAR : 40% CIR	35%	-£252,258	-£724,501	-£729,507	-£737,914	-£758,931	-£885,034	-£955,092
60% LAR : 40% CIR	40%	-£481,717	-£923,126	-£928,124	-£936,516	-£957,497	-£1,083,380	-£1,153,316
60% LAR : 40% CIR	45%	-£712,051	-£1,122,621	-£1,127,612	-£1,135,993	-£1,156,942	-£1,282,643	-£1,352,477
60% LAR : 40% CIR	50%	-£943,253	-£1,322,977	-£1,327,963	-£1,336,334	-£1,357,259	-£1,482,813	-£1,552,565

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,064,409	£1,376,499	£1,371,392	£1,362,812	£1,341,364	£1,212,673	£1,141,180
60% LAR : 40% CIR	5%	£1,841,320	£1,184,201	£1,179,112	£1,170,565	£1,149,198	£1,020,992	£949,766
60% LAR : 40% CIR	10%	£1,617,294	£990,972	£985,902	£977,384	£956,091	£828,332	£757,354
60% LAR : 40% CIR	15%	£1,392,342	£796,823	£791,769	£783,279	£762,053	£634,701	£563,949
60% LAR : 40% CIR	**16%**	**£1,347,240**	**£757,883**	**£752,832**	**£744,347**	**£723,135**	**£595,859**	**£525,150**
60% LAR : 40% CIR	20%	£1,166,470	£601,762	£596,722	£588,257	£567,093	£440,109	£369,563
60% LAR : 40% CIR	25%	£939,690	£405,797	£400,770	£392,326	£371,218	£244,565	£174,203
60% LAR : 40% CIR	30%	£712,008	£208,937	£203,921	£195,497	£174,438	£48,078	-£22,121
60% LAR : 40% CIR	35%	£483,433	£11,190	£6,184	-£2,223	-£23,240	-£149,343	-£219,401
60% LAR : 40% CIR	40%	£253,974	-£187,435	-£192,433	-£200,826	-£221,806	-£347,689	-£417,625
60% LAR : 40% CIR	45%	£23,640	-£386,930	-£391,921	-£400,302	-£421,251	-£546,952	-£616,786
60% LAR : 40% CIR	50%	-£207,562	-£587,286	-£592,272	-£600,643	-£621,568	-£747,122	-£816,874

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,369,246	£1,681,335	£1,676,228	£1,667,649	£1,646,200	£1,517,510	£1,446,016
60% LAR : 40% CIR	5%	£2,146,156	£1,489,037	£1,483,948	£1,475,402	£1,454,034	£1,325,829	£1,254,603
60% LAR : 40% CIR	10%	£1,922,130	£1,295,809	£1,290,738	£1,282,220	£1,260,927	£1,133,168	£1,062,190
60% LAR : 40% CIR	15%	£1,697,178	£1,101,659	£1,096,605	£1,088,115	£1,066,889	£939,537	£868,785
60% LAR : 40% CIR	**16%**	**£1,652,077**	**£1,062,720**	**£1,057,669**	**£1,049,184**	**£1,027,971**	**£900,695**	**£829,987**
60% LAR : 40% CIR	20%	£1,471,307	£906,598	£901,558	£893,093	£871,929	£744,946	£674,399
60% LAR : 40% CIR	25%	£1,244,527	£710,633	£705,606	£697,163	£676,054	£549,402	£479,039
60% LAR : 40% CIR	30%	£1,016,845	£513,773	£508,757	£500,334	£479,274	£352,915	£282,715
60% LAR : 40% CIR	35%	£788,270	£316,026	£311,021	£302,614	£281,596	£155,493	£85,436
60% LAR : 40% CIR	40%	£558,810	£117,401	£112,403	£104,011	£83,030	-£42,853	-£112,789
60% LAR : 40% CIR	45%	£328,476	-£82,093	-£87,085	-£95,465	-£116,415	-£242,116	-£311,950
60% LAR : 40% CIR	50%	£97,274	-£282,450	-£287,436	-£295,807	-£316,732	-£442,285	-£512,038

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,729,591	£2,041,681	£2,036,573	£2,027,994	£2,006,546	£1,877,855	£1,806,361
60% LAR : 40% CIR	5%	£2,506,502	£1,849,383	£1,844,294	£1,835,747	£1,814,380	£1,686,174	£1,614,948
60% LAR : 40% CIR	10%	£2,282,476	£1,656,154	£1,651,084	£1,642,566	£1,621,273	£1,493,514	£1,422,536
60% LAR : 40% CIR	15%	£2,057,524	£1,462,005	£1,456,951	£1,448,461	£1,427,235	£1,299,882	£1,229,131
60% LAR : 40% CIR	**16%**	**£2,012,422**	**£1,423,065**	**£1,418,014**	**£1,409,529**	**£1,388,317**	**£1,261,041**	**£1,190,332**
60% LAR : 40% CIR	20%	£1,831,652	£1,266,944	£1,261,904	£1,253,439	£1,232,275	£1,105,291	£1,034,744
60% LAR : 40% CIR	25%	£1,604,872	£1,070,979	£1,065,952	£1,057,508	£1,036,399	£909,747	£839,385
60% LAR : 40% CIR	30%	£1,377,190	£874,118	£869,103	£860,679	£839,620	£713,260	£643,061
60% LAR : 40% CIR	35%	£1,148,615	£676,372	£671,366	£662,959	£641,941	£515,839	£445,781
60% LAR : 40% CIR	40%	£919,155	£477,746	£472,749	£464,356	£443,376	£317,493	£247,557
60% LAR : 40% CIR	45%	£688,821	£278,252	£273,261	£264,880	£243,931	£118,230	£48,396
60% LAR : 40% CIR	50%	£457,620	£77,896	£72,910	£64,539	£43,613	-£81,940	-£151,692

LB Camden
Local Plan Viability Testing 2025

Resi 4- 10 Flats	**Value Area**	**Zone C - £1,500 psf**

No Units	**10**
Site Area	**0.02 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,797,572	£3,098,574	£3,093,466	£3,084,887	£3,063,438	£2,934,749	£2,863,254
60% LAR : 40% CIR	5%	£3,539,811	£2,872,158	£2,867,071	£2,858,523	£2,837,156	£2,708,950	£2,637,725
60% LAR : 40% CIR	10%	£3,281,114	£2,644,814	£2,639,744	£2,631,226	£2,609,933	£2,482,173	£2,411,196
60% LAR : 40% CIR	15%	£3,021,492	£2,416,548	£2,411,494	£2,403,004	£2,381,778	£2,254,426	£2,183,674
60% LAR : 40% CIR	**16%**	**£2,969,456**	**£2,370,786**	**£2,365,735**	**£2,357,249**	**£2,336,037**	**£2,208,761**	**£2,138,052**
60% LAR : 40% CIR	20%	£2,760,949	£2,187,371	£2,182,331	£2,173,866	£2,152,701	£2,025,718	£1,955,171
60% LAR : 40% CIR	25%	£2,499,498	£1,957,289	£1,952,262	£1,943,819	£1,922,710	£1,796,057	£1,725,695
60% LAR : 40% CIR	30%	£2,237,145	£1,726,313	£1,721,297	£1,712,873	£1,691,813	£1,565,454	£1,495,254
60% LAR : 40% CIR	35%	£1,973,900	£1,494,450	£1,489,443	£1,481,037	£1,460,019	£1,333,917	£1,263,859
60% LAR : 40% CIR	40%	£1,709,770	£1,261,708	£1,256,710	£1,248,318	£1,227,337	£1,101,453	£1,031,518
60% LAR : 40% CIR	45%	£1,444,764	£1,028,097	£1,023,105	£1,014,725	£993,775	£868,074	£798,241
60% LAR : 40% CIR	50%	£1,178,891	£793,624	£788,638	£780,268	£759,341	£633,788	£564,036

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,022,135	£1,323,138	£1,318,030	£1,309,450	£1,288,002	£1,159,312	£1,087,818
60% LAR : 40% CIR	5%	£1,764,375	£1,096,722	£1,091,634	£1,083,087	£1,061,719	£933,514	£862,289
60% LAR : 40% CIR	10%	£1,505,678	£869,378	£864,307	£855,790	£834,497	£706,737	£635,759
60% LAR : 40% CIR	15%	£1,246,055	£641,112	£636,058	£627,568	£606,342	£478,990	£408,238
60% LAR : 40% CIR	**16%**	**£1,194,019**	**£595,349**	**£590,298**	**£581,813**	**£560,601**	**£433,325**	**£362,616**
60% LAR : 40% CIR	20%	£985,513	£411,934	£406,894	£398,429	£377,265	£250,282	£179,735
60% LAR : 40% CIR	25%	£724,062	£181,853	£176,826	£168,382	£147,273	£20,621	-£49,741
60% LAR : 40% CIR	30%	£461,709	-£49,123	-£54,139	-£62,564	-£83,623	-£209,983	-£280,182
60% LAR : 40% CIR	35%	£198,464	-£280,987	-£285,993	-£294,399	-£315,417	-£441,520	-£511,577
60% LAR : 40% CIR	40%	-£65,666	-£513,729	-£518,726	-£527,119	-£548,099	-£673,983	-£743,918
60% LAR : 40% CIR	45%	-£330,672	-£747,340	-£752,331	-£760,711	-£781,661	-£907,362	-£977,196
60% LAR : 40% CIR	50%	-£596,545	-£981,813	-£986,799	-£995,168	-£1,016,095	-£1,141,648	-£1,211,400

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,757,826	£2,058,829	£2,053,720	£2,045,141	£2,023,693	£1,895,003	£1,823,508
60% LAR : 40% CIR	5%	£2,500,066	£1,832,413	£1,827,325	£1,818,778	£1,797,410	£1,669,205	£1,597,980
60% LAR : 40% CIR	10%	£2,241,369	£1,605,069	£1,599,998	£1,591,481	£1,570,188	£1,442,427	£1,371,450
60% LAR : 40% CIR	15%	£1,981,746	£1,376,803	£1,371,749	£1,363,259	£1,342,033	£1,214,681	£1,143,929
60% LAR : 40% CIR	**16%**	**£1,929,710**	**£1,331,040**	**£1,325,989**	**£1,317,504**	**£1,296,292**	**£1,169,016**	**£1,098,307**
60% LAR : 40% CIR	20%	£1,721,204	£1,147,625	£1,142,585	£1,134,120	£1,112,956	£985,972	£915,426
60% LAR : 40% CIR	25%	£1,459,752	£917,544	£912,517	£904,073	£882,964	£756,312	£685,949
60% LAR : 40% CIR	30%	£1,197,400	£686,568	£681,552	£673,127	£652,068	£525,708	£455,509
60% LAR : 40% CIR	35%	£934,155	£454,704	£449,698	£441,291	£420,274	£294,171	£224,114
60% LAR : 40% CIR	40%	£670,024	£221,962	£216,965	£208,572	£187,592	£61,708	-£8,227
60% LAR : 40% CIR	45%	£405,019	-£11,649	-£16,640	-£25,021	-£45,970	-£171,671	-£241,505
60% LAR : 40% CIR	50%	£139,146	-£246,122	-£251,108	-£259,478	-£280,404	-£405,957	-£475,709

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,062,663	£2,363,665	£2,358,557	£2,349,978	£2,328,529	£2,199,840	£2,128,345
60% LAR : 40% CIR	5%	£2,804,902	£2,137,249	£2,132,162	£2,123,614	£2,102,246	£1,974,041	£1,902,816
60% LAR : 40% CIR	10%	£2,546,205	£1,909,905	£1,904,835	£1,896,317	£1,875,024	£1,747,264	£1,676,287
60% LAR : 40% CIR	15%	£2,286,582	£1,681,639	£1,676,585	£1,668,095	£1,646,869	£1,519,517	£1,448,765
60% LAR : 40% CIR	**16%**	**£2,234,547**	**£1,635,877**	**£1,630,825**	**£1,622,340**	**£1,601,128**	**£1,473,852**	**£1,403,143**
60% LAR : 40% CIR	20%	£2,026,040	£1,452,462	£1,447,422	£1,438,956	£1,417,792	£1,290,809	£1,220,262
60% LAR : 40% CIR	25%	£1,764,589	£1,222,380	£1,217,353	£1,208,909	£1,187,801	£1,061,148	£990,786
60% LAR : 40% CIR	30%	£1,502,236	£991,404	£986,388	£977,964	£956,904	£830,545	£760,345
60% LAR : 40% CIR	35%	£1,238,991	£759,540	£754,534	£746,128	£725,110	£599,008	£528,950
60% LAR : 40% CIR	40%	£974,861	£526,799	£521,801	£513,409	£492,428	£366,544	£296,609
60% LAR : 40% CIR	45%	£709,855	£293,188	£288,196	£279,816	£258,866	£133,165	£63,332
60% LAR : 40% CIR	50%	£443,982	£58,715	£53,729	£45,359	£24,432	-£101,121	-£170,873

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,423,008	£2,724,011	£2,718,902	£2,710,323	£2,688,875	£2,560,185	£2,488,690
60% LAR : 40% CIR	5%	£3,165,248	£2,497,595	£2,492,507	£2,483,960	£2,462,592	£2,334,386	£2,263,161
60% LAR : 40% CIR	10%	£2,906,551	£2,270,251	£2,265,180	£2,256,662	£2,235,370	£2,107,609	£2,036,632
60% LAR : 40% CIR	15%	£2,646,928	£2,041,985	£2,036,930	£2,028,441	£2,007,215	£1,879,862	£1,809,111
60% LAR : 40% CIR	**16%**	**£2,594,892**	**£1,996,222**	**£1,991,171**	**£1,982,686**	**£1,961,473**	**£1,834,198**	**£1,763,489**
60% LAR : 40% CIR	20%	£2,386,386	£1,812,807	£1,807,767	£1,799,302	£1,778,138	£1,651,154	£1,580,608
60% LAR : 40% CIR	25%	£2,124,934	£1,582,725	£1,577,699	£1,569,255	£1,548,146	£1,421,494	£1,351,131
60% LAR : 40% CIR	30%	£1,862,582	£1,351,749	£1,346,734	£1,338,309	£1,317,250	£1,190,890	£1,120,691
60% LAR : 40% CIR	35%	£1,599,336	£1,119,886	£1,114,880	£1,106,473	£1,085,456	£959,353	£889,295
60% LAR : 40% CIR	40%	£1,335,206	£887,144	£882,147	£873,754	£852,774	£726,889	£656,955
60% LAR : 40% CIR	45%	£1,070,201	£653,533	£648,542	£640,161	£619,212	£493,511	£423,677
60% LAR : 40% CIR	50%	£804,328	£419,060	£414,074	£405,704	£384,778	£259,225	£189,472

LB Camden
Local Plan Viability Testing 2025

Resi 4- 10 Flats		Value Area	Zone C - £1,750 psf

No Units	10
Site Area	0.02 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£4,953,267	£4,235,789	£4,230,682	£4,222,103	£4,200,654	£4,071,964	£4,000,469
60% LAR : 40% CIR	5%	£4,637,721	£3,952,513	£3,947,424	£3,938,878	£3,917,510	£3,789,305	£3,718,080
60% LAR : 40% CIR	10%	£4,321,240	£3,668,308	£3,663,237	£3,654,720	£3,633,426	£3,505,667	£3,434,689
60% LAR : 40% CIR	15%	£4,003,832	£3,383,181	£3,378,127	£3,369,637	£3,348,411	£3,221,059	£3,150,307
60% LAR : 40% CIR	**16%**	**£3,940,240**	**£3,326,047**	**£3,320,996**	**£3,312,510**	**£3,291,297**	**£3,164,022**	**£3,093,313**
60% LAR : 40% CIR	20%	£3,685,505	£3,097,143	£3,092,103	£3,083,638	£3,062,474	£2,935,490	£2,864,944
60% LAR : 40% CIR	25%	£3,366,269	£2,810,201	£2,805,174	£2,796,731	£2,775,622	£2,648,969	£2,578,606
60% LAR : 40% CIR	30%	£3,046,132	£2,522,364	£2,517,348	£2,508,923	£2,487,864	£2,361,504	£2,291,305
60% LAR : 40% CIR	35%	£2,725,101	£2,233,640	£2,228,633	£2,220,226	£2,199,210	£2,073,106	£2,003,049
60% LAR : 40% CIR	40%	£2,403,187	£1,944,037	£1,939,039	£1,930,646	£1,909,666	£1,783,783	£1,713,847
60% LAR : 40% CIR	45%	£2,080,396	£1,653,565	£1,648,574	£1,640,193	£1,619,244	£1,493,543	£1,423,709
60% LAR : 40% CIR	50%	£1,756,739	£1,362,232	£1,357,246	£1,348,875	£1,327,950	£1,202,396	£1,132,644

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,177,830	£2,460,353	£2,455,246	£2,446,666	£2,425,218	£2,296,527	£2,225,033
60% LAR : 40% CIR	5%	£2,862,284	£2,177,077	£2,171,988	£2,163,441	£2,142,074	£2,013,868	£1,942,643
60% LAR : 40% CIR	10%	£2,545,803	£1,892,871	£1,887,801	£1,879,284	£1,857,990	£1,730,231	£1,659,253
60% LAR : 40% CIR	15%	£2,228,396	£1,607,745	£1,602,691	£1,594,201	£1,572,975	£1,445,623	£1,374,871
60% LAR : 40% CIR	**16%**	**£2,164,804**	**£1,550,610**	**£1,545,559**	**£1,537,074**	**£1,515,861**	**£1,388,586**	**£1,317,877**
60% LAR : 40% CIR	20%	£1,910,069	£1,321,707	£1,316,667	£1,308,202	£1,287,038	£1,160,054	£1,089,507
60% LAR : 40% CIR	25%	£1,590,833	£1,034,765	£1,029,738	£1,021,294	£1,000,185	£873,533	£803,170
60% LAR : 40% CIR	30%	£1,270,695	£746,927	£741,912	£733,487	£712,428	£586,068	£515,869
60% LAR : 40% CIR	35%	£949,665	£458,203	£453,197	£444,790	£423,773	£297,670	£227,613
60% LAR : 40% CIR	40%	£627,750	£168,600	£163,603	£155,210	£134,230	£8,347	-£61,589
60% LAR : 40% CIR	45%	£304,960	-£121,871	-£126,863	-£135,243	-£156,193	-£281,893	-£351,727
60% LAR : 40% CIR	50%	-£18,697	-£413,204	-£418,191	-£426,561	-£447,487	-£573,040	-£642,792

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,913,521	£3,196,044	£3,190,937	£3,182,357	£3,160,909	£3,032,218	£2,960,724
60% LAR : 40% CIR	5%	£3,597,975	£2,912,768	£2,907,679	£2,899,132	£2,877,765	£2,749,559	£2,678,334
60% LAR : 40% CIR	10%	£3,281,494	£2,628,562	£2,623,492	£2,614,975	£2,593,681	£2,465,922	£2,394,944
60% LAR : 40% CIR	15%	£2,964,087	£2,343,436	£2,338,381	£2,329,892	£2,308,666	£2,181,313	£2,110,562
60% LAR : 40% CIR	**16%**	**£2,900,495**	**£2,286,301**	**£2,281,250**	**£2,272,765**	**£2,251,552**	**£2,124,277**	**£2,053,568**
60% LAR : 40% CIR	20%	£2,645,760	£2,057,398	£2,052,358	£2,043,893	£2,022,728	£1,895,745	£1,825,198
60% LAR : 40% CIR	25%	£2,326,524	£1,770,456	£1,765,429	£1,756,985	£1,735,876	£1,609,224	£1,538,861
60% LAR : 40% CIR	30%	£2,006,386	£1,482,618	£1,477,602	£1,469,178	£1,448,118	£1,321,759	£1,251,559
60% LAR : 40% CIR	35%	£1,685,356	£1,193,894	£1,188,888	£1,180,481	£1,159,464	£1,033,361	£963,304
60% LAR : 40% CIR	40%	£1,363,441	£904,291	£899,294	£890,901	£869,921	£744,038	£674,102
60% LAR : 40% CIR	45%	£1,040,651	£613,820	£608,828	£600,448	£579,498	£453,797	£383,964
60% LAR : 40% CIR	50%	£716,994	£322,486	£317,500	£309,129	£288,204	£162,651	£92,899

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,218,358	£3,500,880	£3,495,773	£3,487,194	£3,465,745	£3,337,055	£3,265,560
60% LAR : 40% CIR	5%	£3,902,812	£3,217,604	£3,212,515	£3,203,969	£3,182,601	£3,054,396	£2,983,171
60% LAR : 40% CIR	10%	£3,586,331	£2,933,399	£2,928,328	£2,919,811	£2,898,517	£2,770,758	£2,699,780
60% LAR : 40% CIR	15%	£3,268,923	£2,648,272	£2,643,218	£2,634,728	£2,613,502	£2,486,150	£2,415,398
60% LAR : 40% CIR	**16%**	**£3,205,331**	**£2,591,138**	**£2,586,086**	**£2,577,601**	**£2,556,388**	**£2,429,113**	**£2,358,404**
60% LAR : 40% CIR	20%	£2,950,596	£2,362,234	£2,357,194	£2,348,729	£2,327,565	£2,200,581	£2,130,035
60% LAR : 40% CIR	25%	£2,631,360	£2,075,292	£2,070,265	£2,061,822	£2,040,713	£1,914,060	£1,843,697
60% LAR : 40% CIR	30%	£2,311,223	£1,787,455	£1,782,439	£1,774,014	£1,752,955	£1,626,595	£1,556,396
60% LAR : 40% CIR	35%	£1,990,192	£1,498,731	£1,493,724	£1,485,317	£1,464,301	£1,338,197	£1,268,140
60% LAR : 40% CIR	40%	£1,668,277	£1,209,128	£1,204,130	£1,195,737	£1,174,757	£1,048,874	£978,938
60% LAR : 40% CIR	45%	£1,345,487	£918,656	£913,665	£905,284	£884,335	£758,634	£688,800
60% LAR : 40% CIR	50%	£1,021,830	£627,323	£622,337	£613,966	£593,040	£467,487	£397,735

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,578,703	£3,861,226	£3,856,118	£3,847,539	£3,826,091	£3,697,400	£3,625,905
60% LAR : 40% CIR	5%	£4,263,157	£3,577,949	£3,572,861	£3,564,314	£3,542,947	£3,414,741	£3,343,516
60% LAR : 40% CIR	10%	£3,946,676	£3,293,744	£3,288,673	£3,280,157	£3,258,863	£3,131,104	£3,060,125
60% LAR : 40% CIR	15%	£3,629,269	£3,008,618	£3,003,563	£2,995,074	£2,973,848	£2,846,495	£2,775,744
60% LAR : 40% CIR	**16%**	**£3,565,677**	**£2,951,483**	**£2,946,432**	**£2,937,947**	**£2,916,733**	**£2,789,459**	**£2,718,750**
60% LAR : 40% CIR	20%	£3,310,942	£2,722,579	£2,717,540	£2,709,074	£2,687,910	£2,560,927	£2,490,380
60% LAR : 40% CIR	25%	£2,991,705	£2,435,638	£2,430,611	£2,422,167	£2,401,058	£2,274,406	£2,204,042
60% LAR : 40% CIR	30%	£2,671,568	£2,147,800	£2,142,784	£2,134,360	£2,113,300	£1,986,941	£1,916,741
60% LAR : 40% CIR	35%	£2,350,538	£1,859,076	£1,854,070	£1,845,663	£1,824,646	£1,698,542	£1,628,486
60% LAR : 40% CIR	40%	£2,028,623	£1,569,473	£1,564,475	£1,556,083	£1,535,102	£1,409,219	£1,339,283
60% LAR : 40% CIR	45%	£1,705,833	£1,279,002	£1,274,010	£1,265,630	£1,244,680	£1,118,979	£1,049,145
60% LAR : 40% CIR	50%	£1,382,176	£987,668	£982,682	£974,311	£953,386	£827,833	£758,080

LB Camden
Local Plan Viability Testing 2025

Resi 4- 10 Flats	
No Units	**10**
Site Area	**0.02 Ha**

Value Area	**Zone C - £1,900 psf**	
Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£5,646,683	£4,918,118	£4,913,011	£4,904,432	£4,882,983	£4,754,293	£4,682,799
60% LAR : 40% CIR	5%	£5,296,467	£4,600,726	£4,595,638	£4,587,091	£4,565,723	£4,437,518	£4,366,292
60% LAR : 40% CIR	10%	£4,945,316	£4,282,404	£4,277,334	£4,268,816	£4,247,523	£4,119,763	£4,048,786
60% LAR : 40% CIR	15%	£4,593,236	£3,963,161	£3,958,107	£3,949,617	£3,928,391	£3,801,039	£3,730,287
60% LAR : 40% CIR	**16%**	**£4,522,711**	**£3,899,203**	**£3,894,151**	**£3,885,666**	**£3,864,454**	**£3,737,178**	**£3,666,469**
60% LAR : 40% CIR	20%	£4,240,239	£3,643,006	£3,637,967	£3,629,501	£3,608,337	£3,481,354	£3,410,807
60% LAR : 40% CIR	25%	£3,886,332	£3,321,948	£3,316,921	£3,308,477	£3,287,368	£3,160,716	£3,090,354
60% LAR : 40% CIR	30%	£3,531,523	£2,999,994	£2,994,978	£2,986,554	£2,965,494	£2,839,135	£2,768,936
60% LAR : 40% CIR	35%	£3,175,823	£2,677,153	£2,672,147	£2,663,741	£2,642,723	£2,516,620	£2,446,563
60% LAR : 40% CIR	40%	£2,819,237	£2,353,434	£2,348,437	£2,340,044	£2,319,064	£2,193,181	£2,123,245
60% LAR : 40% CIR	45%	£2,461,775	£2,028,846	£2,023,855	£2,015,474	£1,994,525	£1,868,824	£1,798,990
60% LAR : 40% CIR	50%	£2,103,448	£1,703,396	£1,698,410	£1,690,039	£1,669,114	£1,543,561	£1,473,808

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,871,247	£3,142,682	£3,137,575	£3,128,995	£3,107,547	£2,978,856	£2,907,362
60% LAR : 40% CIR	5%	£3,521,031	£2,825,290	£2,820,201	£2,811,655	£2,790,287	£2,662,082	£2,590,856
60% LAR : 40% CIR	10%	£3,169,879	£2,506,968	£2,501,897	£2,493,380	£2,472,087	£2,344,326	£2,273,349
60% LAR : 40% CIR	15%	£2,817,800	£2,187,725	£2,182,671	£2,174,181	£2,152,955	£2,025,602	£1,954,851
60% LAR : 40% CIR	**16%**	**£2,747,274**	**£2,123,767**	**£2,118,715**	**£2,110,230**	**£2,089,018**	**£1,961,742**	**£1,891,033**
60% LAR : 40% CIR	20%	£2,464,803	£1,867,570	£1,862,530	£1,854,065	£1,832,901	£1,705,917	£1,635,371
60% LAR : 40% CIR	25%	£2,110,896	£1,546,511	£1,541,484	£1,533,041	£1,511,932	£1,385,280	£1,314,917
60% LAR : 40% CIR	30%	£1,756,087	£1,224,557	£1,219,542	£1,211,118	£1,190,058	£1,063,699	£993,500
60% LAR : 40% CIR	35%	£1,400,386	£901,717	£896,710	£888,304	£867,287	£741,184	£671,126
60% LAR : 40% CIR	40%	£1,043,801	£577,998	£573,000	£564,608	£543,627	£417,744	£347,808
60% LAR : 40% CIR	45%	£686,339	£253,410	£248,418	£240,038	£219,088	£93,388	£23,554
60% LAR : 40% CIR	50%	£328,012	-£72,040	-£77,026	-£85,397	-£106,322	-£231,876	-£301,628

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,606,938	£3,878,373	£3,873,265	£3,864,686	£3,843,238	£3,714,547	£3,643,053
60% LAR : 40% CIR	5%	£4,256,721	£3,560,981	£3,555,892	£3,547,346	£3,525,978	£3,397,773	£3,326,547
60% LAR : 40% CIR	10%	£3,905,570	£3,242,659	£3,237,588	£3,229,070	£3,207,778	£3,080,017	£3,009,040
60% LAR : 40% CIR	15%	£3,553,491	£2,923,416	£2,918,361	£2,909,872	£2,888,646	£2,761,293	£2,690,542
60% LAR : 40% CIR	**16%**	**£3,482,965**	**£2,859,458**	**£2,854,406**	**£2,845,921**	**£2,824,708**	**£2,697,433**	**£2,626,724**
60% LAR : 40% CIR	20%	£3,200,494	£2,603,261	£2,598,221	£2,589,756	£2,568,592	£2,441,608	£2,371,062
60% LAR : 40% CIR	25%	£2,846,587	£2,282,202	£2,277,175	£2,268,732	£2,247,623	£2,120,971	£2,050,608
60% LAR : 40% CIR	30%	£2,491,778	£1,960,248	£1,955,232	£1,946,809	£1,925,748	£1,799,390	£1,729,190
60% LAR : 40% CIR	35%	£2,136,077	£1,637,408	£1,632,401	£1,623,995	£1,602,978	£1,476,875	£1,406,817
60% LAR : 40% CIR	40%	£1,779,492	£1,313,689	£1,308,691	£1,300,299	£1,279,318	£1,153,435	£1,083,499
60% LAR : 40% CIR	45%	£1,422,030	£989,101	£984,109	£975,729	£954,779	£829,078	£759,245
60% LAR : 40% CIR	50%	£1,063,703	£663,651	£658,665	£650,294	£629,369	£503,815	£434,063

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,911,774	£4,183,209	£4,178,102	£4,169,522	£4,148,074	£4,019,384	£3,947,890
60% LAR : 40% CIR	5%	£4,561,558	£3,865,817	£3,860,729	£3,852,182	£3,830,814	£3,702,609	£3,631,383
60% LAR : 40% CIR	10%	£4,210,406	£3,547,495	£3,542,425	£3,533,907	£3,512,614	£3,384,854	£3,313,876
60% LAR : 40% CIR	15%	£3,858,327	£3,228,252	£3,223,198	£3,214,708	£3,193,482	£3,066,130	£2,995,378
60% LAR : 40% CIR	**16%**	**£3,787,801**	**£3,164,294**	**£3,159,242**	**£3,150,757**	**£3,129,545**	**£3,002,269**	**£2,931,560**
60% LAR : 40% CIR	20%	£3,505,330	£2,908,097	£2,903,057	£2,894,592	£2,873,428	£2,746,445	£2,675,898
60% LAR : 40% CIR	25%	£3,151,423	£2,587,039	£2,582,012	£2,573,568	£2,552,459	£2,425,807	£2,355,445
60% LAR : 40% CIR	30%	£2,796,614	£2,265,085	£2,260,069	£2,251,645	£2,230,585	£2,104,226	£2,034,027
60% LAR : 40% CIR	35%	£2,440,914	£1,942,244	£1,937,238	£1,928,831	£1,907,814	£1,781,711	£1,711,654
60% LAR : 40% CIR	40%	£2,084,328	£1,618,525	£1,613,528	£1,605,135	£1,584,155	£1,458,272	£1,388,336
60% LAR : 40% CIR	45%	£1,726,866	£1,293,937	£1,288,946	£1,280,565	£1,259,616	£1,133,915	£1,064,081
60% LAR : 40% CIR	50%	£1,368,539	£968,487	£963,501	£955,130	£934,205	£808,652	£738,899

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,272,120	£4,543,555	£4,538,447	£4,529,868	£4,508,420	£4,379,729	£4,308,235
60% LAR : 40% CIR	5%	£4,921,903	£4,226,163	£4,221,074	£4,212,527	£4,191,160	£4,062,954	£3,991,728
60% LAR : 40% CIR	10%	£4,570,752	£3,907,841	£3,902,770	£3,894,252	£3,872,959	£3,745,199	£3,674,222
60% LAR : 40% CIR	15%	£4,218,673	£3,588,598	£3,583,543	£3,575,054	£3,553,828	£3,426,475	£3,355,724
60% LAR : 40% CIR	**16%**	**£4,148,147**	**£3,524,640**	**£3,519,588**	**£3,511,103**	**£3,489,890**	**£3,362,614**	**£3,291,906**
60% LAR : 40% CIR	20%	£3,865,675	£3,268,443	£3,263,403	£3,254,938	£3,233,774	£3,106,790	£3,036,243
60% LAR : 40% CIR	25%	£3,511,769	£2,947,384	£2,942,357	£2,933,914	£2,912,805	£2,786,152	£2,715,790
60% LAR : 40% CIR	30%	£3,156,960	£2,625,430	£2,620,414	£2,611,991	£2,590,930	£2,464,572	£2,394,372
60% LAR : 40% CIR	35%	£2,801,259	£2,302,590	£2,297,583	£2,289,177	£2,268,159	£2,142,057	£2,071,999
60% LAR : 40% CIR	40%	£2,444,674	£1,978,871	£1,973,873	£1,965,481	£1,944,500	£1,818,617	£1,748,681
60% LAR : 40% CIR	45%	£2,087,212	£1,654,283	£1,649,291	£1,640,911	£1,619,961	£1,494,260	£1,424,427
60% LAR : 40% CIR	50%	£1,728,885	£1,328,833	£1,323,847	£1,315,476	£1,294,550	£1,168,997	£1,099,245

LB Camden
Local Plan Viability Testing 2025

Resi 4- 10 Flats	

Value Area	**Zone C - £2,000 psf**

No Units	**10**
Site Area	**0.02 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
Tenure		**PIL**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£6,108,962	£5,373,005	£5,367,897	£5,359,318	£5,337,870	£5,209,179	£5,137,684
60% LAR : 40% CIR	5%	£5,735,631	£5,032,868	£5,027,779	£5,019,233	£4,997,865	£4,869,659	£4,798,434
60% LAR : 40% CIR	10%	£5,361,365	£4,691,802	£4,686,731	£4,678,214	£4,656,921	£4,529,161	£4,458,183
60% LAR : 40% CIR	15%	£4,986,173	£4,349,815	£4,344,760	£4,336,270	£4,315,044	£4,187,692	£4,116,940
60% LAR : 40% CIR	**16%**	**£4,911,024**	**£4,281,308**	**£4,276,256**	**£4,267,771**	**£4,246,558**	**£4,119,282**	**£4,048,573**
60% LAR : 40% CIR	20%	£4,610,062	£4,006,916	£4,001,876	£3,993,410	£3,972,245	£3,845,262	£3,774,716
60% LAR : 40% CIR	25%	£4,233,041	£3,663,112	£3,658,085	£3,649,642	£3,628,533	£3,501,880	£3,431,518
60% LAR : 40% CIR	30%	£3,855,118	£3,318,414	£3,313,399	£3,304,975	£3,283,915	£3,157,555	£3,087,356
60% LAR : 40% CIR	35%	£3,476,303	£2,972,829	£2,967,824	£2,959,416	£2,938,399	£2,812,296	£2,742,239
60% LAR : 40% CIR	40%	£3,096,604	£2,626,367	£2,621,368	£2,612,976	£2,591,995	£2,466,112	£2,396,177
60% LAR : 40% CIR	45%	£2,716,029	£2,279,034	£2,274,042	£2,265,662	£2,244,712	£2,119,011	£2,049,178
60% LAR : 40% CIR	50%	£2,334,587	£1,930,839	£1,925,853	£1,917,483	£1,896,558	£1,771,003	£1,701,251

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,333,526	£3,597,568	£3,592,461	£3,583,881	£3,562,433	£3,433,743	£3,362,248
60% LAR : 40% CIR	5%	£3,960,195	£3,257,431	£3,252,343	£3,243,796	£3,222,429	£3,094,223	£3,022,998
60% LAR : 40% CIR	10%	£3,585,929	£2,916,366	£2,911,295	£2,902,777	£2,881,484	£2,753,724	£2,682,747
60% LAR : 40% CIR	15%	£3,210,737	£2,574,379	£2,569,323	£2,560,834	£2,539,608	£2,412,255	£2,341,504
60% LAR : 40% CIR	**16%**	**£3,135,588**	**£2,505,871**	**£2,500,819**	**£2,492,335**	**£2,471,122**	**£2,343,846**	**£2,273,137**
60% LAR : 40% CIR	20%	£2,834,626	£2,231,479	£2,226,439	£2,217,973	£2,196,809	£2,069,826	£1,999,280
60% LAR : 40% CIR	25%	£2,457,605	£1,887,676	£1,882,649	£1,874,205	£1,853,096	£1,726,444	£1,656,082
60% LAR : 40% CIR	30%	£2,079,682	£1,542,978	£1,537,962	£1,529,539	£1,508,478	£1,382,119	£1,311,919
60% LAR : 40% CIR	35%	£1,700,867	£1,197,393	£1,192,387	£1,183,980	£1,162,963	£1,036,860	£966,802
60% LAR : 40% CIR	40%	£1,321,168	£850,930	£845,932	£837,540	£816,559	£690,675	£620,741
60% LAR : 40% CIR	45%	£940,593	£503,597	£498,606	£490,225	£469,276	£343,575	£273,741
60% LAR : 40% CIR	50%	£559,150	£155,403	£150,417	£142,047	£121,121	-£4,433	-£74,185

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,069,216	£4,333,259	£4,328,152	£4,319,572	£4,298,124	£4,169,433	£4,097,939
60% LAR : 40% CIR	5%	£4,695,886	£3,993,122	£3,988,034	£3,979,487	£3,958,119	£3,829,914	£3,758,689
60% LAR : 40% CIR	10%	£4,321,620	£3,652,056	£3,646,986	£3,638,468	£3,617,175	£3,489,415	£3,418,438
60% LAR : 40% CIR	15%	£3,946,428	£3,310,070	£3,305,014	£3,296,525	£3,275,299	£3,147,946	£3,077,195
60% LAR : 40% CIR	**16%**	**£3,871,279**	**£3,241,562**	**£3,236,510**	**£3,228,026**	**£3,206,813**	**£3,079,537**	**£3,008,828**
60% LAR : 40% CIR	20%	£3,570,317	£2,967,170	£2,962,130	£2,953,664	£2,932,500	£2,805,516	£2,734,971
60% LAR : 40% CIR	25%	£3,193,296	£2,623,367	£2,618,340	£2,609,896	£2,588,787	£2,462,135	£2,391,773
60% LAR : 40% CIR	30%	£2,815,373	£2,278,669	£2,273,653	£2,265,230	£2,244,169	£2,117,810	£2,047,610
60% LAR : 40% CIR	35%	£2,436,558	£1,933,084	£1,928,078	£1,919,671	£1,898,653	£1,772,551	£1,702,493
60% LAR : 40% CIR	40%	£2,056,859	£1,586,621	£1,581,622	£1,573,231	£1,552,250	£1,426,366	£1,356,432
60% LAR : 40% CIR	45%	£1,676,284	£1,239,288	£1,234,297	£1,225,916	£1,204,967	£1,079,266	£1,009,432
60% LAR : 40% CIR	50%	£1,294,841	£891,093	£886,107	£877,738	£856,812	£731,258	£661,506

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,374,053	£4,638,095	£4,632,988	£4,624,409	£4,602,960	£4,474,270	£4,402,775
60% LAR : 40% CIR	5%	£5,000,722	£4,297,959	£4,292,870	£4,284,323	£4,262,956	£4,134,750	£4,063,525
60% LAR : 40% CIR	10%	£4,626,456	£3,956,893	£3,951,822	£3,943,304	£3,922,012	£3,794,251	£3,723,274
60% LAR : 40% CIR	15%	£4,251,264	£3,614,906	£3,609,851	£3,601,361	£3,580,135	£3,452,783	£3,382,031
60% LAR : 40% CIR	**16%**	**£4,176,115**	**£3,546,399**	**£3,541,346**	**£3,532,862**	**£3,511,649**	**£3,384,373**	**£3,313,664**
60% LAR : 40% CIR	20%	£3,875,153	£3,272,006	£3,266,967	£3,258,500	£3,237,336	£3,110,353	£3,039,807
60% LAR : 40% CIR	25%	£3,498,132	£2,928,203	£2,923,176	£2,914,733	£2,893,624	£2,766,971	£2,696,609
60% LAR : 40% CIR	30%	£3,120,209	£2,583,505	£2,578,489	£2,570,066	£2,549,005	£2,422,646	£2,352,446
60% LAR : 40% CIR	35%	£2,741,394	£2,237,920	£2,232,915	£2,224,507	£2,203,490	£2,077,387	£2,007,330
60% LAR : 40% CIR	40%	£2,361,695	£1,891,457	£1,886,459	£1,878,067	£1,857,086	£1,731,203	£1,661,268
60% LAR : 40% CIR	45%	£1,981,120	£1,544,125	£1,539,133	£1,530,753	£1,509,803	£1,384,102	£1,314,268
60% LAR : 40% CIR	50%	£1,599,677	£1,195,930	£1,190,944	£1,182,574	£1,161,648	£1,036,094	£966,342

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,734,398	£4,998,441	£4,993,333	£4,984,754	£4,963,306	£4,834,615	£4,763,120
60% LAR : 40% CIR	5%	£5,361,067	£4,658,304	£4,653,216	£4,644,669	£4,623,301	£4,495,096	£4,423,871
60% LAR : 40% CIR	10%	£4,986,802	£4,317,238	£4,312,168	£4,303,650	£4,282,357	£4,154,597	£4,083,620
60% LAR : 40% CIR	15%	£4,611,609	£3,975,252	£3,970,196	£3,961,707	£3,940,480	£3,813,128	£3,742,377
60% LAR : 40% CIR	**16%**	**£4,536,460**	**£3,906,744**	**£3,901,692**	**£3,893,208**	**£3,871,994**	**£3,744,719**	**£3,674,010**
60% LAR : 40% CIR	20%	£4,235,499	£3,632,352	£3,627,312	£3,618,846	£3,597,682	£3,470,698	£3,400,153
60% LAR : 40% CIR	25%	£3,858,477	£3,288,549	£3,283,522	£3,275,078	£3,253,969	£3,127,317	£3,056,954
60% LAR : 40% CIR	30%	£3,480,554	£2,943,851	£2,938,835	£2,930,411	£2,909,351	£2,782,991	£2,712,792
60% LAR : 40% CIR	35%	£3,101,739	£2,598,265	£2,593,260	£2,584,853	£2,563,835	£2,437,733	£2,367,675
60% LAR : 40% CIR	40%	£2,722,041	£2,251,803	£2,246,804	£2,238,413	£2,217,431	£2,091,548	£2,021,613
60% LAR : 40% CIR	45%	£2,341,465	£1,904,470	£1,899,479	£1,891,098	£1,870,149	£1,744,448	£1,674,614
60% LAR : 40% CIR	50%	£1,960,023	£1,556,275	£1,551,289	£1,542,919	£1,521,994	£1,396,440	£1,326,687

LB Camden
Local Plan Viability Testing 2025

Resi 4- 10 Flats	

Value Area	**Zone C - RP Periphery £2,250 psf**

No Units	**10**
Site Area	**0.02 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
Tenure		**PIL**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£7,264,657	£6,510,220	£6,505,112	£6,496,533	£6,475,085	£6,346,394	£6,274,900
60% LAR : 40% CIR	5%	£6,833,541	£6,113,222	£6,108,134	£6,099,587	£6,078,220	£5,950,014	£5,878,789
60% LAR : 40% CIR	10%	£6,401,491	£5,715,295	£5,710,225	£5,701,708	£5,680,414	£5,552,655	£5,481,677
60% LAR : 40% CIR	15%	£5,968,514	£5,316,448	£5,311,393	£5,302,903	£5,281,678	£5,154,325	£5,083,573
60% LAR : 40% CIR	**16%**	**£5,881,808**	**£5,236,569**	**£5,231,517**	**£5,223,031**	**£5,201,819**	**£5,074,543**	**£5,003,834**
60% LAR : 40% CIR	20%	£5,534,618	£4,916,688	£4,911,647	£4,903,182	£4,882,018	£4,755,034	£4,684,488
60% LAR : 40% CIR	25%	£5,099,812	£4,516,024	£4,510,996	£4,502,554	£4,481,445	£4,354,791	£4,284,429
60% LAR : 40% CIR	30%	£4,664,105	£4,114,465	£4,109,449	£4,101,026	£4,079,965	£3,953,606	£3,883,406
60% LAR : 40% CIR	35%	£4,227,504	£3,712,019	£3,707,013	£3,698,607	£3,677,589	£3,551,487	£3,481,429
60% LAR : 40% CIR	40%	£3,790,021	£3,308,695	£3,303,698	£3,295,305	£3,274,325	£3,148,441	£3,078,506
60% LAR : 40% CIR	45%	£3,351,661	£2,904,502	£2,899,511	£2,891,130	£2,870,181	£2,744,480	£2,674,646
60% LAR : 40% CIR	50%	£2,912,435	£2,499,447	£2,494,461	£2,486,090	£2,465,165	£2,339,611	£2,269,859

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,489,221	£4,734,783	£4,729,676	£4,721,097	£4,699,648	£4,570,958	£4,499,464
60% LAR : 40% CIR	5%	£5,058,105	£4,337,786	£4,332,697	£4,324,151	£4,302,783	£4,174,578	£4,103,353
60% LAR : 40% CIR	10%	£4,626,054	£3,939,859	£3,934,788	£3,926,271	£3,904,978	£3,777,218	£3,706,240
60% LAR : 40% CIR	15%	£4,193,077	£3,541,012	£3,535,956	£3,527,467	£3,506,242	£3,378,888	£3,308,137
60% LAR : 40% CIR	**16%**	**£4,106,371**	**£3,461,132**	**£3,456,080**	**£3,447,595**	**£3,426,383**	**£3,299,107**	**£3,228,398**
60% LAR : 40% CIR	20%	£3,759,182	£3,141,252	£3,136,211	£3,127,746	£3,106,582	£2,979,598	£2,909,051
60% LAR : 40% CIR	25%	£3,324,376	£2,740,588	£2,735,560	£2,727,117	£2,706,009	£2,579,355	£2,508,993
60% LAR : 40% CIR	30%	£2,888,669	£2,339,029	£2,334,013	£2,325,589	£2,304,529	£2,178,169	£2,107,970
60% LAR : 40% CIR	35%	£2,452,068	£1,936,583	£1,931,577	£1,923,170	£1,902,153	£1,776,050	£1,705,993
60% LAR : 40% CIR	40%	£2,014,585	£1,533,259	£1,528,261	£1,519,869	£1,498,888	£1,373,004	£1,303,069
60% LAR : 40% CIR	45%	£1,576,225	£1,129,066	£1,124,074	£1,115,694	£1,094,744	£969,043	£899,210
60% LAR : 40% CIR	50%	£1,136,998	£724,011	£719,025	£710,654	£689,728	£564,175	£494,423

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,224,912	£5,470,474	£5,465,367	£5,456,787	£5,435,339	£5,306,649	£5,235,155
60% LAR : 40% CIR	5%	£5,793,796	£5,073,477	£5,068,388	£5,059,842	£5,038,474	£4,910,269	£4,839,044
60% LAR : 40% CIR	10%	£5,361,745	£4,675,550	£4,670,479	£4,661,962	£4,640,669	£4,512,909	£4,441,931
60% LAR : 40% CIR	15%	£4,928,768	£4,276,703	£4,271,647	£4,263,158	£4,241,933	£4,114,579	£4,043,828
60% LAR : 40% CIR	**16%**	**£4,842,062**	**£4,196,823**	**£4,191,771**	**£4,183,286**	**£4,162,074**	**£4,034,798**	**£3,964,089**
60% LAR : 40% CIR	20%	£4,494,873	£3,876,943	£3,871,902	£3,863,437	£3,842,272	£3,715,289	£3,644,742
60% LAR : 40% CIR	25%	£4,060,067	£3,476,279	£3,471,251	£3,462,808	£3,441,699	£3,315,046	£3,244,684
60% LAR : 40% CIR	30%	£3,624,360	£3,074,720	£3,069,704	£3,061,280	£3,040,220	£2,913,860	£2,843,661
60% LAR : 40% CIR	35%	£3,187,759	£2,672,274	£2,667,268	£2,658,861	£2,637,844	£2,511,741	£2,441,683
60% LAR : 40% CIR	40%	£2,750,275	£2,268,950	£2,263,952	£2,255,560	£2,234,579	£2,108,695	£2,038,760
60% LAR : 40% CIR	45%	£2,311,915	£1,864,757	£1,859,765	£1,851,385	£1,830,435	£1,704,734	£1,634,901
60% LAR : 40% CIR	50%	£1,872,689	£1,459,702	£1,454,715	£1,446,345	£1,425,419	£1,299,866	£1,230,114

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,529,748	£5,775,311	£5,770,203	£5,761,624	£5,740,176	£5,611,485	£5,539,991
60% LAR : 40% CIR	5%	£6,098,632	£5,378,313	£5,373,225	£5,364,678	£5,343,311	£5,215,105	£5,143,880
60% LAR : 40% CIR	10%	£5,666,582	£4,980,386	£4,975,316	£4,966,799	£4,945,505	£4,817,746	£4,746,767
60% LAR : 40% CIR	15%	£5,233,605	£4,581,539	£4,576,484	£4,567,994	£4,546,769	£4,419,416	£4,348,664
60% LAR : 40% CIR	**16%**	**£5,146,898**	**£4,501,660**	**£4,496,607**	**£4,488,122**	**£4,466,910**	**£4,339,634**	**£4,268,925**
60% LAR : 40% CIR	20%	£4,799,709	£4,181,779	£4,176,738	£4,168,273	£4,147,109	£4,020,125	£3,949,579
60% LAR : 40% CIR	25%	£4,364,903	£3,781,115	£3,776,087	£3,767,645	£3,746,536	£3,619,882	£3,549,520
60% LAR : 40% CIR	30%	£3,929,196	£3,379,556	£3,374,540	£3,366,117	£3,345,056	£3,218,697	£3,148,497
60% LAR : 40% CIR	35%	£3,492,595	£2,977,110	£2,972,104	£2,963,698	£2,942,680	£2,816,577	£2,746,520
60% LAR : 40% CIR	40%	£3,055,112	£2,573,786	£2,568,789	£2,560,396	£2,539,416	£2,413,532	£2,343,597
60% LAR : 40% CIR	45%	£2,616,752	£2,169,593	£2,164,602	£2,156,221	£2,135,272	£2,009,571	£1,939,737
60% LAR : 40% CIR	50%	£2,177,526	£1,764,538	£1,759,552	£1,751,181	£1,730,256	£1,604,702	£1,534,950

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,890,093	£6,135,656	£6,130,549	£6,121,969	£6,100,521	£5,971,830	£5,900,337
60% LAR : 40% CIR	5%	£6,458,978	£5,738,659	£5,733,570	£5,725,024	£5,703,656	£5,575,450	£5,504,226
60% LAR : 40% CIR	10%	£6,026,927	£5,340,732	£5,335,661	£5,327,144	£5,305,850	£5,178,091	£5,107,113
60% LAR : 40% CIR	15%	£5,593,950	£4,941,884	£4,936,829	£4,928,339	£4,907,114	£4,779,761	£4,709,009
60% LAR : 40% CIR	**16%**	**£5,507,244**	**£4,862,005**	**£4,856,953**	**£4,848,468**	**£4,827,255**	**£4,699,980**	**£4,629,271**
60% LAR : 40% CIR	20%	£5,160,054	£4,542,124	£4,537,084	£4,528,618	£4,507,454	£4,380,471	£4,309,924
60% LAR : 40% CIR	25%	£4,725,249	£4,141,461	£4,136,433	£4,127,990	£4,106,881	£3,980,228	£3,909,866
60% LAR : 40% CIR	30%	£4,289,542	£3,739,901	£3,734,886	£3,726,462	£3,705,402	£3,579,042	£3,508,843
60% LAR : 40% CIR	35%	£3,852,941	£3,337,456	£3,332,449	£3,324,043	£3,303,025	£3,176,923	£3,106,865
60% LAR : 40% CIR	40%	£3,415,457	£2,934,132	£2,929,134	£2,920,742	£2,899,761	£2,773,877	£2,703,942
60% LAR : 40% CIR	45%	£2,977,097	£2,529,939	£2,524,947	£2,516,567	£2,495,617	£2,369,916	£2,300,082
60% LAR : 40% CIR	50%	£2,537,871	£2,124,883	£2,119,897	£2,111,526	£2,090,601	£1,965,048	£1,895,295

LB Camden
Local Plan Viability Testing 2025

Resi 4- 10 Flats	
Value Area	Zone C - RP Periphery £2,450 psf

No Units	10
Site Area	0.02 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£8,189,213	£7,419,992	£7,414,885	£7,406,305	£7,384,857	£7,256,167	£7,184,672
60% LAR : 40% CIR	5%	£7,711,870	£6,977,506	£6,972,418	£6,963,870	£6,942,503	£6,814,297	£6,743,072
60% LAR : 40% CIR	10%	£7,233,591	£6,534,091	£6,529,020	£6,520,502	£6,499,209	£6,371,449	£6,300,472
60% LAR : 40% CIR	15%	£6,754,387	£6,089,754	£6,084,700	£6,076,209	£6,054,984	£5,927,632	£5,856,880
60% LAR : 40% CIR	**16%**	**£6,658,434**	**£6,000,777**	**£5,995,726**	**£5,987,241**	**£5,966,027**	**£5,838,753**	**£5,768,044**
60% LAR : 40% CIR	20%	£6,274,262	£5,644,505	£5,639,466	£5,631,000	£5,609,836	£5,482,853	£5,412,306
60% LAR : 40% CIR	25%	£5,793,229	£5,198,353	£5,193,326	£5,184,883	£5,163,774	£5,037,121	£4,966,758
60% LAR : 40% CIR	30%	£5,311,294	£4,751,305	£4,746,290	£4,737,866	£4,716,806	£4,590,447	£4,520,248
60% LAR : 40% CIR	35%	£4,828,466	£4,303,371	£4,298,365	£4,289,959	£4,268,941	£4,142,838	£4,072,781
60% LAR : 40% CIR	40%	£4,344,755	£3,854,559	£3,849,561	£3,841,168	£3,820,188	£3,694,304	£3,624,369
60% LAR : 40% CIR	45%	£3,860,167	£3,404,877	£3,399,885	£3,391,505	£3,370,555	£3,244,855	£3,175,021
60% LAR : 40% CIR	50%	£3,374,712	£2,954,333	£2,949,347	£2,940,976	£2,920,051	£2,794,498	£2,724,745

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,413,777	£5,644,556	£5,639,448	£5,630,869	£5,609,421	£5,480,730	£5,409,235
60% LAR : 40% CIR	5%	£5,936,433	£5,202,070	£5,196,981	£5,188,434	£5,167,066	£5,038,861	£4,967,636
60% LAR : 40% CIR	10%	£5,458,155	£4,758,654	£4,753,584	£4,745,066	£4,723,773	£4,596,013	£4,525,036
60% LAR : 40% CIR	15%	£4,978,950	£4,314,318	£4,309,263	£4,300,773	£4,279,548	£4,152,195	£4,081,444
60% LAR : 40% CIR	**16%**	**£4,882,998**	**£4,225,341**	**£4,220,290**	**£4,211,804**	**£4,190,591**	**£4,063,316**	**£3,992,607**
60% LAR : 40% CIR	20%	£4,498,826	£3,869,069	£3,864,029	£3,855,564	£3,834,400	£3,707,416	£3,636,870
60% LAR : 40% CIR	25%	£4,017,793	£3,422,917	£3,417,890	£3,409,446	£3,388,337	£3,261,685	£3,191,322
60% LAR : 40% CIR	30%	£3,535,858	£2,975,869	£2,970,853	£2,962,430	£2,941,369	£2,815,011	£2,744,811
60% LAR : 40% CIR	35%	£3,053,029	£2,527,935	£2,522,928	£2,514,522	£2,493,505	£2,367,402	£2,297,344
60% LAR : 40% CIR	40%	£2,569,318	£2,079,122	£2,074,125	£2,065,732	£2,044,752	£1,918,868	£1,848,933
60% LAR : 40% CIR	45%	£2,084,731	£1,629,441	£1,624,449	£1,616,069	£1,595,119	£1,469,418	£1,399,584
60% LAR : 40% CIR	50%	£1,599,276	£1,178,897	£1,173,911	£1,165,540	£1,144,614	£1,019,061	£949,309

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,149,467	£6,380,247	£6,375,139	£6,366,560	£6,345,112	£6,216,421	£6,144,926
60% LAR : 40% CIR	5%	£6,672,124	£5,937,761	£5,932,672	£5,924,125	£5,902,757	£5,774,552	£5,703,327
60% LAR : 40% CIR	10%	£6,193,846	£5,494,345	£5,489,275	£5,480,757	£5,459,464	£5,331,704	£5,260,727
60% LAR : 40% CIR	15%	£5,714,641	£5,050,008	£5,044,954	£5,036,464	£5,015,238	£4,887,886	£4,817,135
60% LAR : 40% CIR	**16%**	**£5,618,689**	**£4,961,032**	**£4,955,980**	**£4,947,495**	**£4,926,282**	**£4,799,007**	**£4,728,298**
60% LAR : 40% CIR	20%	£5,234,517	£4,604,760	£4,599,720	£4,591,255	£4,570,091	£4,443,107	£4,372,561
60% LAR : 40% CIR	25%	£4,753,483	£4,158,608	£4,153,581	£4,145,137	£4,124,028	£3,997,376	£3,927,013
60% LAR : 40% CIR	30%	£4,271,549	£3,711,560	£3,706,544	£3,698,121	£3,677,060	£3,550,702	£3,480,502
60% LAR : 40% CIR	35%	£3,788,720	£3,263,626	£3,258,619	£3,250,213	£3,229,195	£3,103,093	£3,033,035
60% LAR : 40% CIR	40%	£3,305,009	£2,814,813	£2,809,816	£2,801,423	£2,780,443	£2,654,559	£2,584,624
60% LAR : 40% CIR	45%	£2,820,422	£2,365,131	£2,360,140	£2,351,760	£2,330,810	£2,205,109	£2,135,275
60% LAR : 40% CIR	50%	£2,334,967	£1,914,588	£1,909,602	£1,901,231	£1,880,305	£1,754,752	£1,685,000

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,454,304	£6,685,083	£6,679,976	£6,671,396	£6,649,948	£6,521,257	£6,449,763
60% LAR : 40% CIR	5%	£6,976,961	£6,242,597	£6,237,509	£6,228,961	£6,207,593	£6,079,388	£6,008,163
60% LAR : 40% CIR	10%	£6,498,682	£5,799,182	£5,794,111	£5,785,593	£5,764,300	£5,636,540	£5,565,563
60% LAR : 40% CIR	15%	£6,019,478	£5,354,845	£5,349,791	£5,341,300	£5,320,075	£5,192,722	£5,121,971
60% LAR : 40% CIR	**16%**	**£5,923,525**	**£5,265,868**	**£5,260,817**	**£5,252,332**	**£5,231,118**	**£5,103,843**	**£5,033,135**
60% LAR : 40% CIR	20%	£5,539,353	£4,909,596	£4,904,557	£4,896,091	£4,874,927	£4,747,944	£4,677,397
60% LAR : 40% CIR	25%	£5,058,320	£4,463,444	£4,458,417	£4,449,974	£4,428,865	£4,302,212	£4,231,849
60% LAR : 40% CIR	30%	£4,576,385	£4,016,396	£4,011,380	£4,002,957	£3,981,896	£3,855,538	£3,785,338
60% LAR : 40% CIR	35%	£4,093,557	£3,568,462	£3,563,456	£3,555,049	£3,534,032	£3,407,929	£3,337,872
60% LAR : 40% CIR	40%	£3,609,846	£3,119,650	£3,114,652	£3,106,259	£3,085,279	£2,959,395	£2,889,460
60% LAR : 40% CIR	45%	£3,125,258	£2,669,968	£2,664,976	£2,656,596	£2,635,646	£2,509,945	£2,440,112
60% LAR : 40% CIR	50%	£2,639,803	£2,219,424	£2,214,438	£2,206,067	£2,185,142	£2,059,589	£1,989,836

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,814,649	£7,045,428	£7,040,321	£7,031,742	£7,010,293	£6,881,603	£6,810,108
60% LAR : 40% CIR	5%	£7,337,306	£6,602,943	£6,597,854	£6,589,307	£6,567,939	£6,439,733	£6,368,508
60% LAR : 40% CIR	10%	£6,859,028	£6,159,527	£6,154,456	£6,145,939	£6,124,646	£5,996,886	£5,925,908
60% LAR : 40% CIR	15%	£6,379,823	£5,715,190	£5,710,136	£5,701,645	£5,680,420	£5,553,068	£5,482,316
60% LAR : 40% CIR	**16%**	**£6,283,871**	**£5,626,213**	**£5,621,162**	**£5,612,677**	**£5,591,464**	**£5,464,189**	**£5,393,480**
60% LAR : 40% CIR	20%	£5,899,699	£5,269,942	£5,264,902	£5,256,437	£5,235,273	£5,108,289	£5,037,742
60% LAR : 40% CIR	25%	£5,418,665	£4,823,790	£4,818,763	£4,810,319	£4,789,210	£4,662,558	£4,592,194
60% LAR : 40% CIR	30%	£4,936,731	£4,376,742	£4,371,726	£4,363,302	£4,342,242	£4,215,883	£4,145,684
60% LAR : 40% CIR	35%	£4,453,902	£3,928,808	£3,923,801	£3,915,395	£3,894,377	£3,768,275	£3,698,217
60% LAR : 40% CIR	40%	£3,970,191	£3,479,995	£3,474,997	£3,466,605	£3,445,624	£3,319,740	£3,249,805
60% LAR : 40% CIR	45%	£3,485,603	£3,030,313	£3,025,322	£3,016,941	£2,995,992	£2,870,291	£2,800,457
60% LAR : 40% CIR	50%	£3,000,148	£2,579,770	£2,574,784	£2,566,413	£2,545,487	£2,419,934	£2,350,182

LB Camden
Local Plan Viability Testing 2025

Resi 5- 13 Flats		Value Area	Zone C - £1,050 psf
No Units	13	Sales value inflation	Growth
Site Area	0.03 Ha	Build cost inflation	Growth
		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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,960,578	£1,049,992	£1,043,351	£1,031,454	£1,001,712	£823,262	£724,123
60% LAR : 40% CIR	5%	£1,761,834	£892,177	£885,560	£873,709	£844,079	£666,301	£567,535
60% LAR : 40% CIR	10%	£1,561,793	£733,073	£726,480	£714,669	£685,142	£507,982	£409,560
60% LAR : 40% CIR	15%	£1,360,467	£572,693	£566,120	£554,347	£524,914	£348,319	£250,210
60% LAR : 40% CIR	20%	£1,157,868	£411,047	£404,495	£392,755	£363,408	£187,324	£89,500
60% LAR : 40% CIR	**22%**	**£1,076,475**	**£346,038**	**£339,491**	**£327,766**	**£298,450**	**£122,555**	**£24,837**
60% LAR : 40% CIR	25%	£954,007	£248,150	£241,613	£229,905	£200,633	£25,008	-£77,849
60% LAR : 40% CIR	30%	£748,897	£84,011	£77,488	£65,808	£36,604	-£149,098	-£254,098
60% LAR : 40% CIR	35%	£542,550	-£87,339	-£94,359	-£106,934	-£138,370	-£326,987	-£431,773
60% LAR : 40% CIR	40%	£334,976	-£267,027	-£274,037	-£286,590	-£317,971	-£506,260	-£610,864
60% LAR : 40% CIR	45%	£126,188	-£448,017	-£455,017	-£467,552	-£498,887	-£686,902	-£791,355
60% LAR : 40% CIR	50%	-£89,967	-£630,295	-£637,288	-£649,807	-£681,107	-£868,902	-£973,233

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£578,296	-£1,488,882	-£1,495,523	-£1,507,420	-£1,537,162	-£1,715,612	-£1,814,751
60% LAR : 40% CIR	5%	-£777,040	-£1,646,697	-£1,653,314	-£1,665,165	-£1,694,795	-£1,872,573	-£1,971,339
60% LAR : 40% CIR	10%	-£977,081	-£1,805,801	-£1,812,394	-£1,824,205	-£1,853,732	-£2,030,892	-£2,129,314
60% LAR : 40% CIR	15%	-£1,178,407	-£1,966,181	-£1,972,754	-£1,984,527	-£2,013,960	-£2,190,555	-£2,288,664
60% LAR : 40% CIR	20%	-£1,381,006	-£2,127,827	-£2,134,379	-£2,146,119	-£2,175,466	-£2,351,550	-£2,449,374
60% LAR : 40% CIR	**22%**	**-£1,462,399**	**-£2,192,836**	**-£2,199,383**	**-£2,211,108**	**-£2,240,424**	**-£2,416,319**	**-£2,514,037**
60% LAR : 40% CIR	25%	-£1,584,867	-£2,290,724	-£2,297,261	-£2,308,969	-£2,338,241	-£2,513,866	-£2,616,723
60% LAR : 40% CIR	30%	-£1,789,977	-£2,454,863	-£2,461,386	-£2,473,066	-£2,502,270	-£2,687,972	-£2,792,972
60% LAR : 40% CIR	35%	-£1,996,324	-£2,626,213	-£2,633,233	-£2,645,808	-£2,677,244	-£2,865,861	-£2,970,647
60% LAR : 40% CIR	40%	-£2,203,898	-£2,805,901	-£2,812,911	-£2,825,464	-£2,856,845	-£3,045,134	-£3,149,738
60% LAR : 40% CIR	45%	-£2,412,686	-£2,986,891	-£2,993,891	-£3,006,426	-£3,037,761	-£3,225,776	-£3,330,229
60% LAR : 40% CIR	50%	-£2,628,841	-£3,169,169	-£3,176,162	-£3,188,681	-£3,219,981	-£3,407,776	-£3,512,107

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£473,742	-£436,844	-£443,485	-£455,382	-£485,124	-£663,574	-£762,713
60% LAR : 40% CIR	5%	£274,998	-£594,659	-£601,276	-£613,127	-£642,757	-£820,535	-£919,301
60% LAR : 40% CIR	10%	£74,957	-£753,763	-£760,356	-£772,167	-£801,694	-£978,854	-£1,077,276
60% LAR : 40% CIR	15%	-£126,369	-£914,143	-£920,716	-£932,489	-£961,922	-£1,138,517	-£1,236,626
60% LAR : 40% CIR	20%	-£328,968	-£1,075,789	-£1,082,341	-£1,094,081	-£1,123,428	-£1,299,512	-£1,397,336
60% LAR : 40% CIR	**22%**	**-£410,361**	**-£1,140,798**	**-£1,147,345**	**-£1,159,070**	**-£1,188,386**	**-£1,364,281**	**-£1,461,999**
60% LAR : 40% CIR	25%	-£532,829	-£1,238,686	-£1,245,223	-£1,256,931	-£1,286,203	-£1,461,828	-£1,564,685
60% LAR : 40% CIR	30%	-£737,939	-£1,402,825	-£1,409,348	-£1,421,028	-£1,450,232	-£1,635,934	-£1,740,934
60% LAR : 40% CIR	35%	-£944,286	-£1,574,175	-£1,581,195	-£1,593,770	-£1,625,206	-£1,813,823	-£1,918,609
60% LAR : 40% CIR	40%	-£1,151,860	-£1,753,863	-£1,760,873	-£1,773,426	-£1,804,807	-£1,993,096	-£2,097,700
60% LAR : 40% CIR	45%	-£1,360,648	-£1,934,853	-£1,941,853	-£1,954,388	-£1,985,723	-£2,173,738	-£2,278,191
60% LAR : 40% CIR	50%	-£1,576,803	-£2,117,131	-£2,124,124	-£2,136,643	-£2,167,943	-£2,355,738	-£2,460,069

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£909,658	-£928	-£7,569	-£19,466	-£49,208	-£227,658	-£326,797
60% LAR : 40% CIR	5%	£710,914	-£158,743	-£165,360	-£177,211	-£206,841	-£384,619	-£483,385
60% LAR : 40% CIR	10%	£510,873	-£317,847	-£324,440	-£336,251	-£365,778	-£542,938	-£641,360
60% LAR : 40% CIR	15%	£309,547	-£478,227	-£484,800	-£496,573	-£526,006	-£702,601	-£800,710
60% LAR : 40% CIR	20%	£106,948	-£639,873	-£646,425	-£658,165	-£687,512	-£863,596	-£961,420
60% LAR : 40% CIR	**22%**	**£25,555**	**-£704,882**	**-£711,429**	**-£723,154**	**-£752,470**	**-£928,365**	**-£1,026,083**
60% LAR : 40% CIR	25%	-£96,913	-£802,770	-£809,307	-£821,015	-£850,287	-£1,025,912	-£1,128,769
60% LAR : 40% CIR	30%	-£302,023	-£966,909	-£973,432	-£985,112	-£1,014,316	-£1,200,018	-£1,305,018
60% LAR : 40% CIR	35%	-£508,370	-£1,138,259	-£1,145,279	-£1,157,854	-£1,189,290	-£1,377,907	-£1,482,693
60% LAR : 40% CIR	40%	-£715,944	-£1,317,947	-£1,324,957	-£1,337,510	-£1,368,891	-£1,557,180	-£1,661,784
60% LAR : 40% CIR	45%	-£924,732	-£1,498,937	-£1,505,937	-£1,518,472	-£1,549,807	-£1,737,822	-£1,842,275
60% LAR : 40% CIR	50%	-£1,140,887	-£1,681,215	-£1,688,208	-£1,700,727	-£1,732,027	-£1,919,822	-£2,024,153

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,424,952	£514,366	£507,725	£495,828	£466,086	£287,636	£188,497
60% LAR : 40% CIR	5%	£1,226,208	£356,551	£349,934	£338,083	£308,453	£130,675	£31,909
60% LAR : 40% CIR	10%	£1,026,167	£197,447	£190,854	£179,043	£149,516	-£27,644	-£126,066
60% LAR : 40% CIR	15%	£824,841	£37,067	£30,494	£18,721	-£10,712	-£187,307	-£285,416
60% LAR : 40% CIR	20%	£622,242	-£124,579	-£131,131	-£142,871	-£172,218	-£348,302	-£446,126
60% LAR : 40% CIR	**22%**	**£540,849**	**-£189,588**	**-£196,135**	**-£207,860**	**-£237,176**	**-£413,071**	**-£510,789**
60% LAR : 40% CIR	25%	£418,381	-£287,476	-£294,013	-£305,721	-£334,993	-£510,618	-£613,475
60% LAR : 40% CIR	30%	£213,271	-£451,615	-£458,138	-£469,818	-£499,022	-£684,724	-£789,724
60% LAR : 40% CIR	35%	£6,924	-£622,965	-£629,985	-£642,560	-£673,996	-£862,613	-£967,399
60% LAR : 40% CIR	40%	-£200,650	-£802,653	-£809,663	-£822,216	-£853,597	-£1,041,886	-£1,146,490
60% LAR : 40% CIR	45%	-£409,438	-£983,643	-£990,643	-£1,003,178	-£1,034,513	-£1,222,528	-£1,326,981
60% LAR : 40% CIR	50%	-£625,593	-£1,165,921	-£1,172,914	-£1,185,433	-£1,216,733	-£1,404,528	-£1,508,859

LB Camden
Local Plan Viability Testing 2025

Resi 5- 13 Flats

Value Area	**Zone C - £1,150 psf**

No Units	**13**
Site Area	**0.03 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,561,539	£1,641,344	£1,634,703	£1,622,806	£1,593,064	£1,414,614	£1,315,474
60% LAR : 40% CIR	5%	£2,332,747	£1,453,961	£1,447,345	£1,435,492	£1,405,863	£1,228,085	£1,129,319
60% LAR : 40% CIR	10%	£2,102,658	£1,265,290	£1,258,697	£1,246,885	£1,217,359	£1,040,199	£941,777
60% LAR : 40% CIR	15%	£1,871,285	£1,075,342	£1,068,769	£1,056,996	£1,027,564	£850,968	£752,860
60% LAR : 40% CIR	20%	£1,638,638	£884,129	£877,576	£865,837	£836,490	£660,406	£562,581
60% LAR : 40% CIR	**22%**	**£1,545,224**	**£807,293**	**£800,746**	**£789,020**	**£759,704**	**£583,810**	**£486,091**
60% LAR : 40% CIR	25%	£1,404,729	£691,663	£685,127	£673,418	£644,148	£468,523	£370,954
60% LAR : 40% CIR	30%	£1,169,571	£497,956	£491,435	£479,754	£450,550	£275,332	£177,989
60% LAR : 40% CIR	35%	£933,174	£303,020	£296,511	£284,854	£255,710	£80,847	-£17,162
60% LAR : 40% CIR	40%	£695,553	£106,867	£100,368	£88,731	£59,638	-£123,540	-£228,145
60% LAR : 40% CIR	45%	£456,717	-£97,192	-£104,192	-£116,727	-£148,062	-£336,076	-£440,529
60% LAR : 40% CIR	50%	£216,679	-£311,363	-£318,355	-£330,875	-£362,174	-£549,969	-£654,299

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£22,665	-£897,530	-£904,171	-£916,068	-£945,810	-£1,124,260	-£1,223,400
60% LAR : 40% CIR	5%	-£206,127	-£1,084,913	-£1,091,529	-£1,103,382	-£1,133,011	-£1,310,789	-£1,409,555
60% LAR : 40% CIR	10%	-£436,216	-£1,273,584	-£1,280,177	-£1,291,989	-£1,321,515	-£1,498,675	-£1,597,097
60% LAR : 40% CIR	15%	-£667,589	-£1,463,532	-£1,470,105	-£1,481,878	-£1,511,310	-£1,687,906	-£1,786,014
60% LAR : 40% CIR	20%	-£900,236	-£1,654,745	-£1,661,298	-£1,673,037	-£1,702,384	-£1,878,468	-£1,976,293
60% LAR : 40% CIR	**22%**	**-£993,650**	**-£1,731,581**	**-£1,738,128**	**-£1,749,854**	**-£1,779,170**	**-£1,955,064**	**-£2,052,783**
60% LAR : 40% CIR	25%	-£1,134,145	-£1,847,211	-£1,853,747	-£1,865,456	-£1,894,726	-£2,070,351	-£2,167,920
60% LAR : 40% CIR	30%	-£1,369,303	-£2,040,918	-£2,047,439	-£2,059,120	-£2,088,324	-£2,263,542	-£2,360,885
60% LAR : 40% CIR	35%	-£1,605,700	-£2,235,854	-£2,242,363	-£2,254,020	-£2,283,164	-£2,458,027	-£2,556,036
60% LAR : 40% CIR	40%	-£1,843,321	-£2,432,007	-£2,438,506	-£2,450,143	-£2,479,236	-£2,662,414	-£2,767,019
60% LAR : 40% CIR	45%	-£2,082,157	-£2,636,066	-£2,643,066	-£2,655,601	-£2,686,936	-£2,874,950	-£2,979,403
60% LAR : 40% CIR	50%	-£2,322,195	-£2,850,237	-£2,857,229	-£2,869,749	-£2,901,048	-£3,088,843	-£3,193,173

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,074,703	£154,508	£147,867	£135,970	£106,228	-£72,222	-£171,362
60% LAR : 40% CIR	5%	£845,911	-£32,875	-£39,491	-£51,344	-£80,973	-£258,751	-£357,517
60% LAR : 40% CIR	10%	£615,822	-£221,546	-£228,139	-£239,951	-£269,477	-£446,637	-£545,059
60% LAR : 40% CIR	15%	£384,449	-£411,494	-£418,067	-£429,840	-£459,272	-£635,868	-£733,976
60% LAR : 40% CIR	20%	£151,802	-£602,707	-£609,260	-£620,999	-£650,346	-£826,430	-£924,255
60% LAR : 40% CIR	**22%**	**£58,388**	**-£679,543**	**-£686,090**	**-£697,816**	**-£727,132**	**-£903,026**	**-£1,000,745**
60% LAR : 40% CIR	25%	-£82,107	-£795,173	-£801,709	-£813,418	-£842,688	-£1,018,313	-£1,115,882
60% LAR : 40% CIR	30%	-£317,265	-£988,880	-£995,401	-£1,007,082	-£1,036,286	-£1,211,504	-£1,308,847
60% LAR : 40% CIR	35%	-£553,662	-£1,183,816	-£1,190,325	-£1,201,982	-£1,231,126	-£1,405,989	-£1,503,998
60% LAR : 40% CIR	40%	-£791,283	-£1,379,969	-£1,386,468	-£1,398,105	-£1,427,198	-£1,610,376	-£1,714,981
60% LAR : 40% CIR	45%	-£1,030,119	-£1,584,028	-£1,591,028	-£1,603,563	-£1,634,898	-£1,822,912	-£1,927,365
60% LAR : 40% CIR	50%	-£1,270,157	-£1,798,199	-£1,805,191	-£1,817,711	-£1,849,010	-£2,036,805	-£2,141,135

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,510,619	£590,424	£583,783	£571,886	£542,144	£363,694	£264,554
60% LAR : 40% CIR	5%	£1,281,827	£403,041	£396,425	£384,572	£354,943	£177,165	£78,399
60% LAR : 40% CIR	10%	£1,051,738	£214,370	£207,777	£195,965	£166,439	-£10,721	-£109,143
60% LAR : 40% CIR	15%	£820,365	£24,422	£17,849	£6,076	-£23,356	-£199,952	-£298,060
60% LAR : 40% CIR	20%	£587,718	-£166,791	-£173,344	-£185,083	-£214,430	-£390,514	-£488,339
60% LAR : 40% CIR	**22%**	**£494,304**	**-£243,627**	**-£250,174**	**-£261,900**	**-£291,216**	**-£467,110**	**-£564,829**
60% LAR : 40% CIR	25%	£353,809	-£359,257	-£365,793	-£377,502	-£406,772	-£582,397	-£679,966
60% LAR : 40% CIR	30%	£118,651	-£552,964	-£559,485	-£571,166	-£600,370	-£775,588	-£872,931
60% LAR : 40% CIR	35%	-£117,746	-£747,900	-£754,409	-£766,066	-£795,210	-£970,073	-£1,068,082
60% LAR : 40% CIR	40%	-£355,367	-£944,053	-£950,552	-£962,189	-£991,282	-£1,174,460	-£1,279,065
60% LAR : 40% CIR	45%	-£594,203	-£1,148,112	-£1,155,112	-£1,167,647	-£1,198,982	-£1,386,996	-£1,491,449
60% LAR : 40% CIR	50%	-£834,241	-£1,362,283	-£1,369,275	-£1,381,795	-£1,413,094	-£1,600,889	-£1,705,219

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,025,913	£1,105,718	£1,099,077	£1,087,180	£1,057,438	£878,988	£779,848
60% LAR : 40% CIR	5%	£1,797,121	£918,335	£911,719	£899,866	£870,237	£692,459	£593,693
60% LAR : 40% CIR	10%	£1,567,032	£729,664	£723,071	£711,259	£681,733	£504,573	£406,151
60% LAR : 40% CIR	15%	£1,335,659	£539,716	£533,143	£521,370	£491,938	£315,342	£217,234
60% LAR : 40% CIR	20%	£1,103,012	£348,503	£341,950	£330,211	£300,864	£124,780	£26,955
60% LAR : 40% CIR	**22%**	**£1,009,598**	**£271,667**	**£265,120**	**£253,394**	**£224,078**	**£48,184**	**-£49,535**
60% LAR : 40% CIR	25%	£869,103	£156,037	£149,501	£137,792	£108,522	-£67,103	-£164,672
60% LAR : 40% CIR	30%	£633,945	-£37,670	-£44,191	-£55,872	-£85,076	-£260,294	-£357,637
60% LAR : 40% CIR	35%	£397,548	-£232,606	-£239,115	-£250,772	-£279,916	-£454,779	-£552,788
60% LAR : 40% CIR	40%	£159,927	-£428,759	-£435,258	-£446,895	-£475,988	-£659,166	-£763,771
60% LAR : 40% CIR	45%	-£78,909	-£632,818	-£639,818	-£652,353	-£683,688	-£871,702	-£976,155
60% LAR : 40% CIR	50%	-£318,947	-£846,989	-£853,981	-£866,501	-£897,800	-£1,085,595	-£1,189,925

LB Camden
Local Plan Viability Testing 2025

Resi 5- 13 Flats

Value Area — **Zone C - £1,350 psf**

No Units	**13**
Site Area	**0.03 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,763,462	£2,824,048	£2,817,406	£2,805,510	£2,775,768	£2,597,317	£2,498,178
60% LAR : 40% CIR	5%	£3,474,573	£2,577,530	£2,570,914	£2,559,061	£2,529,432	£2,351,654	£2,252,888
60% LAR : 40% CIR	10%	£3,184,389	£2,329,723	£2,323,130	£2,311,319	£2,281,792	£2,104,632	£2,006,210
60% LAR : 40% CIR	15%	£2,892,919	£2,080,640	£2,074,068	£2,062,295	£2,032,863	£1,856,267	£1,758,158
60% LAR : 40% CIR	20%	£2,600,176	£1,830,292	£1,823,739	£1,812,000	£1,782,652	£1,606,569	£1,508,744
60% LAR : 40% CIR	**22%**	**£2,482,724**	**£1,729,801**	**£1,723,255**	**£1,711,528**	**£1,682,213**	**£1,506,319**	**£1,408,601**
60% LAR : 40% CIR	25%	£2,306,171	£1,578,692	£1,572,154	£1,560,447	£1,531,175	£1,355,551	£1,257,981
60% LAR : 40% CIR	30%	£2,010,917	£1,325,849	£1,319,327	£1,307,646	£1,278,443	£1,103,225	£1,005,881
60% LAR : 40% CIR	35%	£1,714,424	£1,071,778	£1,065,269	£1,053,611	£1,024,467	£849,605	£752,459
60% LAR : 40% CIR	40%	£1,416,706	£816,489	£809,990	£798,353	£769,260	£594,702	£497,724
60% LAR : 40% CIR	45%	£1,117,775	£559,994	£553,505	£541,884	£512,833	£338,528	£241,693
60% LAR : 40% CIR	50%	£817,641	£302,305	£295,822	£284,215	£255,198	£81,097	-£16,435

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,224,588	£285,174	£278,532	£266,636	£236,894	£58,443	-£40,696
60% LAR : 40% CIR	5%	£935,699	£38,656	£32,040	£20,187	-£9,442	-£187,220	-£285,986
60% LAR : 40% CIR	10%	£645,515	-£209,151	-£215,744	-£227,555	-£257,082	-£434,242	-£532,664
60% LAR : 40% CIR	15%	£354,045	-£458,234	-£464,806	-£476,579	-£506,011	-£682,607	-£780,716
60% LAR : 40% CIR	20%	£61,302	-£708,582	-£715,135	-£726,874	-£756,222	-£932,305	-£1,030,130
60% LAR : 40% CIR	**22%**	**-£56,150**	**-£809,073**	**-£815,619**	**-£827,346**	**-£856,661**	**-£1,032,555**	**-£1,130,273**
60% LAR : 40% CIR	25%	-£232,703	-£960,182	-£966,720	-£978,427	-£1,007,699	-£1,183,323	-£1,280,893
60% LAR : 40% CIR	30%	-£527,957	-£1,213,025	-£1,219,547	-£1,231,228	-£1,260,431	-£1,435,649	-£1,532,993
60% LAR : 40% CIR	35%	-£824,450	-£1,467,096	-£1,473,605	-£1,485,263	-£1,514,407	-£1,689,269	-£1,786,415
60% LAR : 40% CIR	40%	-£1,122,168	-£1,722,385	-£1,728,884	-£1,740,521	-£1,769,614	-£1,944,172	-£2,041,150
60% LAR : 40% CIR	45%	-£1,421,099	-£1,978,880	-£1,985,369	-£1,996,990	-£2,026,041	-£2,200,346	-£2,297,181
60% LAR : 40% CIR	50%	-£1,721,233	-£2,236,569	-£2,243,052	-£2,254,659	-£2,283,676	-£2,457,777	-£2,555,309

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,276,626	£1,337,212	£1,330,570	£1,318,674	£1,288,932	£1,110,481	£1,011,342
60% LAR : 40% CIR	5%	£1,987,737	£1,090,694	£1,084,078	£1,072,225	£1,042,596	£864,818	£766,052
60% LAR : 40% CIR	10%	£1,697,553	£842,887	£836,294	£824,483	£794,956	£617,796	£519,374
60% LAR : 40% CIR	15%	£1,406,083	£593,804	£587,232	£575,459	£546,027	£369,431	£271,322
60% LAR : 40% CIR	20%	£1,113,340	£343,456	£336,903	£325,164	£295,816	£119,733	£21,908
60% LAR : 40% CIR	**22%**	**£995,888**	**£242,965**	**£236,419**	**£224,692**	**£195,377**	**£19,483**	**-£78,235**
60% LAR : 40% CIR	25%	£819,335	£91,856	£85,318	£73,611	£44,339	-£131,285	-£228,855
60% LAR : 40% CIR	30%	£524,081	-£160,987	-£167,509	-£179,190	-£208,393	-£383,611	-£480,955
60% LAR : 40% CIR	35%	£227,588	-£415,058	-£421,567	-£433,225	-£462,369	-£637,231	-£734,377
60% LAR : 40% CIR	40%	-£70,130	-£670,347	-£676,846	-£688,483	-£717,576	-£892,134	-£989,112
60% LAR : 40% CIR	45%	-£369,061	-£926,842	-£933,331	-£944,952	-£974,003	-£1,148,308	-£1,245,143
60% LAR : 40% CIR	50%	-£669,195	-£1,184,531	-£1,191,014	-£1,202,621	-£1,231,638	-£1,405,739	-£1,503,271

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,712,542	£1,773,128	£1,766,486	£1,754,590	£1,724,848	£1,546,397	£1,447,258
60% LAR : 40% CIR	5%	£2,423,653	£1,526,610	£1,519,994	£1,508,141	£1,478,512	£1,300,734	£1,201,968
60% LAR : 40% CIR	10%	£2,133,469	£1,278,803	£1,272,210	£1,260,399	£1,230,872	£1,053,712	£955,290
60% LAR : 40% CIR	15%	£1,841,999	£1,029,720	£1,023,148	£1,011,375	£981,943	£805,347	£707,238
60% LAR : 40% CIR	20%	£1,549,256	£779,372	£772,819	£761,080	£731,732	£555,649	£457,824
60% LAR : 40% CIR	**22%**	**£1,431,804**	**£678,881**	**£672,335**	**£660,608**	**£631,293**	**£455,399**	**£357,681**
60% LAR : 40% CIR	25%	£1,255,251	£527,772	£521,234	£509,527	£480,255	£304,631	£207,061
60% LAR : 40% CIR	30%	£959,997	£274,929	£268,407	£256,726	£227,523	£52,305	-£45,039
60% LAR : 40% CIR	35%	£663,504	£20,858	£14,349	£2,691	-£26,453	-£201,315	-£298,461
60% LAR : 40% CIR	40%	£365,786	-£234,431	-£240,930	-£252,567	-£281,660	-£456,218	-£553,196
60% LAR : 40% CIR	45%	£66,855	-£490,926	-£497,415	-£509,036	-£538,087	-£712,392	-£809,227
60% LAR : 40% CIR	50%	-£233,279	-£748,615	-£755,098	-£766,705	-£795,722	-£969,823	-£1,067,355

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,227,836	£2,288,422	£2,281,780	£2,269,884	£2,240,142	£2,061,691	£1,962,552
60% LAR : 40% CIR	5%	£2,938,947	£2,041,904	£2,035,288	£2,023,435	£1,993,806	£1,816,028	£1,717,262
60% LAR : 40% CIR	10%	£2,648,763	£1,794,097	£1,787,504	£1,775,693	£1,746,166	£1,569,006	£1,470,584
60% LAR : 40% CIR	15%	£2,357,293	£1,545,014	£1,538,442	£1,526,669	£1,497,237	£1,320,641	£1,222,532
60% LAR : 40% CIR	20%	£2,064,550	£1,294,666	£1,288,113	£1,276,374	£1,247,026	£1,070,943	£973,118
60% LAR : 40% CIR	**22%**	**£1,947,098**	**£1,194,175**	**£1,187,629**	**£1,175,902**	**£1,146,587**	**£970,693**	**£872,975**
60% LAR : 40% CIR	25%	£1,770,545	£1,043,066	£1,036,528	£1,024,821	£995,549	£819,925	£722,355
60% LAR : 40% CIR	30%	£1,475,291	£790,223	£783,701	£772,020	£742,817	£567,599	£470,255
60% LAR : 40% CIR	35%	£1,178,798	£536,152	£529,643	£517,985	£488,841	£313,979	£216,833
60% LAR : 40% CIR	40%	£881,080	£280,863	£274,364	£262,727	£233,634	£59,076	-£37,902
60% LAR : 40% CIR	45%	£582,149	£24,368	£17,879	£6,258	-£22,793	-£197,098	-£293,933
60% LAR : 40% CIR	50%	£282,015	-£233,321	-£239,804	-£251,411	-£280,428	-£454,529	-£552,061

LB Camden
Local Plan Viability Testing 2025

Resi 5- 13 Flats		Value Area	Zone C - £1,500 psf
No Units	13	Sales value inflation	Growth
Site Area	0.03 Ha	Build cost inflation	Growth
		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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£4,664,903	£3,711,076	£3,704,434	£3,692,537	£3,662,796	£3,484,345	£3,385,207
60% LAR : 40% CIR	5%	£4,330,943	£3,420,206	£3,413,590	£3,401,739	£3,372,108	£3,194,330	£3,095,564
60% LAR : 40% CIR	10%	£3,995,687	£3,128,048	£3,121,455	£3,109,644	£3,080,117	£2,902,958	£2,804,535
60% LAR : 40% CIR	15%	£3,659,145	£2,834,614	£2,828,041	£2,816,268	£2,786,836	£2,610,240	£2,512,131
60% LAR : 40% CIR	20%	£3,321,329	£2,539,914	£2,533,361	£2,521,622	£2,492,275	£2,316,191	£2,218,367
60% LAR : 40% CIR	**22%**	**£3,185,849**	**£2,421,684**	**£2,415,137**	**£2,403,411**	**£2,374,095**	**£2,198,201**	**£2,100,482**
60% LAR : 40% CIR	25%	£2,982,253	£2,243,962	£2,237,425	£2,225,718	£2,196,446	£2,020,822	£1,923,252
60% LAR : 40% CIR	30%	£2,641,925	£1,946,769	£1,940,247	£1,928,566	£1,899,363	£1,724,145	£1,626,801
60% LAR : 40% CIR	35%	£2,300,361	£1,648,346	£1,641,837	£1,630,180	£1,601,035	£1,426,172	£1,329,027
60% LAR : 40% CIR	40%	£1,957,572	£1,348,706	£1,342,208	£1,330,570	£1,301,476	£1,126,918	£1,029,941
60% LAR : 40% CIR	45%	£1,613,568	£1,047,860	£1,041,369	£1,029,749	£1,000,699	£826,394	£729,557
60% LAR : 40% CIR	50%	£1,268,362	£745,819	£739,336	£727,730	£698,713	£524,612	£427,889

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,126,029	£1,172,202	£1,165,560	£1,153,663	£1,123,922	£945,471	£846,333
60% LAR : 40% CIR	5%	£1,792,069	£881,332	£874,716	£862,865	£833,234	£655,456	£556,690
60% LAR : 40% CIR	10%	£1,456,813	£589,174	£582,581	£570,770	£541,243	£364,084	£265,661
60% LAR : 40% CIR	15%	£1,120,271	£295,740	£289,167	£277,394	£247,962	£71,366	-£26,743
60% LAR : 40% CIR	20%	£782,455	£1,040	-£5,513	-£17,252	-£46,599	-£222,683	-£320,507
60% LAR : 40% CIR	**22%**	**£646,975**	**-£117,190**	**-£123,737**	**-£135,463**	**-£164,779**	**-£340,673**	**-£438,392**
60% LAR : 40% CIR	25%	£443,379	-£294,912	-£301,449	-£313,156	-£342,428	-£518,052	-£615,622
60% LAR : 40% CIR	30%	£103,051	-£592,105	-£598,627	-£610,308	-£639,511	-£814,729	-£912,073
60% LAR : 40% CIR	35%	-£238,513	-£890,528	-£897,037	-£908,694	-£937,839	-£1,112,702	-£1,209,847
60% LAR : 40% CIR	40%	-£581,302	-£1,190,168	-£1,196,666	-£1,208,304	-£1,237,398	-£1,411,956	-£1,508,933
60% LAR : 40% CIR	45%	-£925,306	-£1,491,014	-£1,497,505	-£1,509,125	-£1,538,175	-£1,712,480	-£1,809,317
60% LAR : 40% CIR	50%	-£1,270,512	-£1,793,055	-£1,799,538	-£1,811,144	-£1,840,161	-£2,014,262	-£2,110,985

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,178,067	£2,224,240	£2,217,598	£2,205,701	£2,175,960	£1,997,509	£1,898,371
60% LAR : 40% CIR	5%	£2,844,107	£1,933,370	£1,926,754	£1,914,903	£1,885,272	£1,707,494	£1,608,728
60% LAR : 40% CIR	10%	£2,508,851	£1,641,212	£1,634,619	£1,622,808	£1,593,281	£1,416,122	£1,317,699
60% LAR : 40% CIR	15%	£2,172,309	£1,347,778	£1,341,205	£1,329,432	£1,300,000	£1,123,404	£1,025,295
60% LAR : 40% CIR	20%	£1,834,493	£1,053,078	£1,046,525	£1,034,786	£1,005,439	£829,355	£731,531
60% LAR : 40% CIR	**22%**	**£1,699,013**	**£934,848**	**£928,301**	**£916,575**	**£887,259**	**£711,365**	**£613,646**
60% LAR : 40% CIR	25%	£1,495,417	£757,126	£750,589	£738,882	£709,610	£533,986	£436,416
60% LAR : 40% CIR	30%	£1,155,089	£459,933	£453,411	£441,730	£412,527	£237,309	£139,965
60% LAR : 40% CIR	35%	£813,525	£161,510	£155,001	£143,344	£114,199	-£60,664	-£157,809
60% LAR : 40% CIR	40%	£470,736	-£138,130	-£144,628	-£156,266	-£185,360	-£359,918	-£456,895
60% LAR : 40% CIR	45%	£126,732	-£438,976	-£445,467	-£457,087	-£486,137	-£660,442	-£757,279
60% LAR : 40% CIR	50%	-£218,474	-£741,017	-£747,500	-£759,106	-£788,123	-£962,224	-£1,058,947

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,613,983	£2,660,156	£2,653,514	£2,641,617	£2,611,876	£2,433,425	£2,334,287
60% LAR : 40% CIR	5%	£3,280,023	£2,369,286	£2,362,670	£2,350,819	£2,321,188	£2,143,410	£2,044,644
60% LAR : 40% CIR	10%	£2,944,767	£2,077,128	£2,070,535	£2,058,724	£2,029,197	£1,852,038	£1,753,615
60% LAR : 40% CIR	15%	£2,608,225	£1,783,694	£1,777,121	£1,765,348	£1,735,916	£1,559,320	£1,461,211
60% LAR : 40% CIR	20%	£2,270,409	£1,488,994	£1,482,441	£1,470,702	£1,441,355	£1,265,271	£1,167,447
60% LAR : 40% CIR	**22%**	**£2,134,929**	**£1,370,764**	**£1,364,217**	**£1,352,491**	**£1,323,175**	**£1,147,281**	**£1,049,562**
60% LAR : 40% CIR	25%	£1,931,333	£1,193,042	£1,186,505	£1,174,798	£1,145,526	£969,902	£872,332
60% LAR : 40% CIR	30%	£1,591,005	£895,849	£889,327	£877,646	£848,443	£673,225	£575,881
60% LAR : 40% CIR	35%	£1,249,441	£597,426	£590,917	£579,260	£550,115	£375,252	£278,107
60% LAR : 40% CIR	40%	£906,652	£297,786	£291,288	£279,650	£250,556	£75,998	-£20,979
60% LAR : 40% CIR	45%	£562,648	-£3,060	-£9,551	-£21,171	-£50,221	-£224,526	-£321,363
60% LAR : 40% CIR	50%	£217,442	-£305,101	-£311,584	-£323,190	-£352,207	-£526,308	-£623,031

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,129,277	£3,175,450	£3,168,808	£3,156,911	£3,127,170	£2,948,719	£2,849,581
60% LAR : 40% CIR	5%	£3,795,317	£2,884,580	£2,877,964	£2,866,113	£2,836,482	£2,658,704	£2,559,938
60% LAR : 40% CIR	10%	£3,460,061	£2,592,422	£2,585,829	£2,574,018	£2,544,491	£2,367,332	£2,268,909
60% LAR : 40% CIR	15%	£3,123,519	£2,298,988	£2,292,415	£2,280,642	£2,251,210	£2,074,614	£1,976,505
60% LAR : 40% CIR	20%	£2,785,703	£2,004,288	£1,997,735	£1,985,996	£1,956,649	£1,780,565	£1,682,741
60% LAR : 40% CIR	**22%**	**£2,650,223**	**£1,886,058**	**£1,879,511**	**£1,867,785**	**£1,838,469**	**£1,662,575**	**£1,564,856**
60% LAR : 40% CIR	25%	£2,446,627	£1,708,336	£1,701,799	£1,690,092	£1,660,820	£1,485,196	£1,387,626
60% LAR : 40% CIR	30%	£2,106,299	£1,411,143	£1,404,621	£1,392,940	£1,363,737	£1,188,519	£1,091,175
60% LAR : 40% CIR	35%	£1,764,735	£1,112,720	£1,106,211	£1,094,554	£1,065,409	£890,546	£793,401
60% LAR : 40% CIR	40%	£1,421,946	£813,080	£806,582	£794,944	£765,850	£591,292	£494,315
60% LAR : 40% CIR	45%	£1,077,942	£512,234	£505,743	£494,123	£465,073	£290,768	£193,931
60% LAR : 40% CIR	50%	£732,736	£210,193	£203,710	£192,104	£163,087	-£11,014	-£107,737

LB Camden
Local Plan Viability Testing 2025

Resi 5- 13 Flats	

Value Area	**Zone C - £1,750 psf**

No Units	**13**
Site Area	**0.03 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£6,167,307	£5,189,456	£5,182,814	£5,170,918	£5,141,176	£4,962,726	£4,863,586
60% LAR : 40% CIR	5%	£5,758,227	£4,824,668	£4,818,051	£4,806,199	£4,776,569	£4,598,791	£4,500,025
60% LAR : 40% CIR	10%	£5,347,851	£4,458,590	£4,451,997	£4,440,187	£4,410,660	£4,233,500	£4,135,077
60% LAR : 40% CIR	15%	£4,936,188	£4,091,237	£4,084,664	£4,072,891	£4,043,459	£3,866,863	£3,768,754
60% LAR : 40% CIR	20%	£4,523,252	£3,722,619	£3,716,065	£3,704,326	£3,674,978	£3,498,895	£3,401,070
60% LAR : 40% CIR	**22%**	**£4,357,724**	**£3,574,819**	**£3,568,273**	**£3,556,547**	**£3,527,231**	**£3,351,337**	**£3,253,619**
60% LAR : 40% CIR	25%	£4,109,055	£3,352,747	£3,346,211	£3,334,502	£3,305,232	£3,129,607	£3,032,037
60% LAR : 40% CIR	30%	£3,693,608	£2,981,635	£2,975,113	£2,963,432	£2,934,229	£2,759,011	£2,661,667
60% LAR : 40% CIR	35%	£3,276,924	£2,609,293	£2,602,784	£2,591,127	£2,561,982	£2,387,119	£2,289,974
60% LAR : 40% CIR	40%	£2,859,013	£2,235,734	£2,229,235	£2,217,598	£2,188,505	£2,013,947	£1,916,969
60% LAR : 40% CIR	45%	£2,439,889	£1,860,968	£1,854,479	£1,842,859	£1,813,807	£1,639,503	£1,542,667
60% LAR : 40% CIR	50%	£2,019,563	£1,485,009	£1,478,526	£1,466,920	£1,437,903	£1,263,801	£1,167,078

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,628,433	£2,650,582	£2,643,940	£2,632,044	£2,602,302	£2,423,852	£2,324,712
60% LAR : 40% CIR	5%	£3,219,353	£2,285,794	£2,279,177	£2,267,325	£2,237,695	£2,059,917	£1,961,151
60% LAR : 40% CIR	10%	£2,808,977	£1,919,716	£1,913,123	£1,901,313	£1,871,786	£1,694,626	£1,596,203
60% LAR : 40% CIR	15%	£2,397,314	£1,552,363	£1,545,790	£1,534,017	£1,504,585	£1,327,989	£1,229,880
60% LAR : 40% CIR	20%	£1,984,378	£1,183,745	£1,177,191	£1,165,452	£1,136,104	£960,021	£862,196
60% LAR : 40% CIR	**22%**	**£1,818,850**	**£1,035,945**	**£1,029,399**	**£1,017,673**	**£988,357**	**£812,463**	**£714,745**
60% LAR : 40% CIR	25%	£1,570,181	£813,873	£807,337	£795,628	£766,358	£590,733	£493,163
60% LAR : 40% CIR	30%	£1,154,734	£442,761	£436,239	£424,558	£395,355	£220,137	£122,793
60% LAR : 40% CIR	35%	£738,050	£70,419	£63,910	£52,253	£23,108	-£151,755	-£248,900
60% LAR : 40% CIR	40%	£320,139	-£303,140	-£309,639	-£321,276	-£350,369	-£524,927	-£621,905
60% LAR : 40% CIR	45%	-£98,985	-£677,906	-£684,395	-£696,015	-£725,067	-£899,371	-£996,207
60% LAR : 40% CIR	50%	-£519,311	-£1,053,865	-£1,060,348	-£1,071,954	-£1,100,971	-£1,275,073	-£1,371,796

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,680,471	£3,702,620	£3,695,978	£3,684,082	£3,654,340	£3,475,890	£3,376,750
60% LAR : 40% CIR	5%	£4,271,391	£3,337,832	£3,331,215	£3,319,363	£3,289,733	£3,111,955	£3,013,189
60% LAR : 40% CIR	10%	£3,861,015	£2,971,754	£2,965,161	£2,953,351	£2,923,824	£2,746,664	£2,648,241
60% LAR : 40% CIR	15%	£3,449,352	£2,604,401	£2,597,828	£2,586,055	£2,556,623	£2,380,027	£2,281,918
60% LAR : 40% CIR	20%	£3,036,416	£2,235,783	£2,229,229	£2,217,490	£2,188,142	£2,012,059	£1,914,234
60% LAR : 40% CIR	**22%**	**£2,870,888**	**£2,087,983**	**£2,081,437**	**£2,069,711**	**£2,040,395**	**£1,864,501**	**£1,766,783**
60% LAR : 40% CIR	25%	£2,622,219	£1,865,911	£1,859,375	£1,847,666	£1,818,396	£1,642,771	£1,545,201
60% LAR : 40% CIR	30%	£2,206,772	£1,494,799	£1,488,277	£1,476,596	£1,447,393	£1,272,175	£1,174,831
60% LAR : 40% CIR	35%	£1,790,088	£1,122,457	£1,115,948	£1,104,291	£1,075,146	£900,283	£803,138
60% LAR : 40% CIR	40%	£1,372,177	£748,898	£742,399	£730,762	£701,669	£527,111	£430,133
60% LAR : 40% CIR	45%	£953,053	£374,132	£367,643	£356,023	£326,971	£152,667	£55,831
60% LAR : 40% CIR	50%	£532,727	-£1,827	-£8,310	-£19,916	-£48,933	-£223,035	-£319,758

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,116,387	£4,138,536	£4,131,894	£4,119,998	£4,090,256	£3,911,806	£3,812,666
60% LAR : 40% CIR	5%	£4,707,307	£3,773,748	£3,767,131	£3,755,279	£3,725,649	£3,547,871	£3,449,105
60% LAR : 40% CIR	10%	£4,296,931	£3,407,670	£3,401,077	£3,389,267	£3,359,740	£3,182,580	£3,084,157
60% LAR : 40% CIR	15%	£3,885,268	£3,040,317	£3,033,744	£3,021,971	£2,992,539	£2,815,943	£2,717,834
60% LAR : 40% CIR	20%	£3,472,332	£2,671,699	£2,665,145	£2,653,406	£2,624,058	£2,447,975	£2,350,150
60% LAR : 40% CIR	**22%**	**£3,306,804**	**£2,523,899**	**£2,517,353**	**£2,505,627**	**£2,476,311**	**£2,300,417**	**£2,202,699**
60% LAR : 40% CIR	25%	£3,058,135	£2,301,827	£2,295,291	£2,283,582	£2,254,312	£2,078,687	£1,981,117
60% LAR : 40% CIR	30%	£2,642,688	£1,930,715	£1,924,193	£1,912,512	£1,883,309	£1,708,091	£1,610,747
60% LAR : 40% CIR	35%	£2,226,004	£1,558,373	£1,551,864	£1,540,207	£1,511,062	£1,336,199	£1,239,054
60% LAR : 40% CIR	40%	£1,808,093	£1,184,814	£1,178,315	£1,166,678	£1,137,585	£963,027	£866,049
60% LAR : 40% CIR	45%	£1,388,969	£810,048	£803,559	£791,939	£762,887	£588,583	£491,747
60% LAR : 40% CIR	50%	£968,643	£434,089	£427,606	£416,000	£386,983	£212,881	£116,158

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,631,681	£4,653,830	£4,647,188	£4,635,292	£4,605,550	£4,427,100	£4,327,960
60% LAR : 40% CIR	5%	£5,222,601	£4,289,042	£4,282,425	£4,270,573	£4,240,943	£4,063,165	£3,964,399
60% LAR : 40% CIR	10%	£4,812,225	£3,922,964	£3,916,371	£3,904,561	£3,875,034	£3,697,874	£3,599,451
60% LAR : 40% CIR	15%	£4,400,562	£3,555,611	£3,549,038	£3,537,265	£3,507,833	£3,331,237	£3,233,128
60% LAR : 40% CIR	20%	£3,987,626	£3,186,993	£3,180,439	£3,168,700	£3,139,352	£2,963,269	£2,865,444
60% LAR : 40% CIR	**22%**	**£3,822,098**	**£3,039,193**	**£3,032,647**	**£3,020,921**	**£2,991,605**	**£2,815,711**	**£2,717,993**
60% LAR : 40% CIR	25%	£3,573,429	£2,817,121	£2,810,585	£2,798,876	£2,769,606	£2,593,981	£2,496,411
60% LAR : 40% CIR	30%	£3,157,982	£2,446,009	£2,439,487	£2,427,806	£2,398,603	£2,223,385	£2,126,041
60% LAR : 40% CIR	35%	£2,741,298	£2,073,667	£2,067,158	£2,055,501	£2,026,356	£1,851,493	£1,754,348
60% LAR : 40% CIR	40%	£2,323,387	£1,700,108	£1,693,609	£1,681,972	£1,652,879	£1,478,321	£1,381,343
60% LAR : 40% CIR	45%	£1,904,263	£1,325,342	£1,318,853	£1,307,233	£1,278,181	£1,103,877	£1,007,041
60% LAR : 40% CIR	50%	£1,483,937	£949,383	£942,900	£931,294	£902,277	£728,175	£631,452

LB Camden
Local Plan Viability Testing 2025

Resi 5- 13 Flats	
No Units	**13**
Site Area	**0.03 Ha**

Value Area	**Zone C - £1,900 psf**	
Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£7,068,749	£6,076,483	£6,069,842	£6,057,946	£6,028,204	£5,849,753	£5,750,614
60% LAR : 40% CIR	5%	£6,614,597	£5,667,344	£5,660,728	£5,648,875	£5,619,246	£5,441,468	£5,342,702
60% LAR : 40% CIR	10%	£6,159,148	£5,256,915	£5,250,322	£5,238,512	£5,208,985	£5,031,825	£4,933,402
60% LAR : 40% CIR	15%	£5,702,414	£4,845,211	£4,838,638	£4,826,865	£4,797,433	£4,620,837	£4,522,729
60% LAR : 40% CIR	20%	£5,244,406	£4,432,241	£4,425,688	£4,413,948	£4,384,601	£4,208,517	£4,110,693
60% LAR : 40% CIR	**22%**	**£5,060,849**	**£4,266,702**	**£4,260,155**	**£4,248,429**	**£4,219,113**	**£4,043,219**	**£3,945,500**
60% LAR : 40% CIR	25%	£4,785,137	£4,018,018	£4,011,482	£3,999,773	£3,970,503	£3,794,878	£3,697,308
60% LAR : 40% CIR	30%	£4,324,618	£3,602,555	£3,596,033	£3,584,352	£3,555,148	£3,379,931	£3,282,587
60% LAR : 40% CIR	35%	£3,862,861	£3,185,861	£3,179,352	£3,167,695	£3,138,551	£2,963,688	£2,866,542
60% LAR : 40% CIR	40%	£3,399,879	£2,767,951	£2,761,452	£2,749,815	£2,720,721	£2,546,163	£2,449,186
60% LAR : 40% CIR	45%	£2,935,683	£2,348,834	£2,342,344	£2,330,723	£2,301,673	£2,127,368	£2,030,533
60% LAR : 40% CIR	50%	£2,470,285	£1,928,523	£1,922,040	£1,910,433	£1,881,416	£1,707,315	£1,610,593

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,529,875	£3,537,609	£3,530,968	£3,519,072	£3,489,330	£3,310,879	£3,211,740
60% LAR : 40% CIR	5%	£4,075,723	£3,128,470	£3,121,854	£3,110,001	£3,080,372	£2,902,594	£2,803,828
60% LAR : 40% CIR	10%	£3,620,274	£2,718,041	£2,711,448	£2,699,638	£2,670,111	£2,492,951	£2,394,528
60% LAR : 40% CIR	15%	£3,163,540	£2,306,337	£2,299,764	£2,287,991	£2,258,559	£2,081,963	£1,983,855
60% LAR : 40% CIR	20%	£2,705,532	£1,893,367	£1,886,814	£1,875,074	£1,845,727	£1,669,643	£1,571,819
60% LAR : 40% CIR	**22%**	**£2,521,975**	**£1,727,828**	**£1,721,281**	**£1,709,555**	**£1,680,239**	**£1,504,345**	**£1,406,626**
60% LAR : 40% CIR	25%	£2,246,263	£1,479,144	£1,472,608	£1,460,899	£1,431,629	£1,256,004	£1,158,434
60% LAR : 40% CIR	30%	£1,785,744	£1,063,681	£1,057,159	£1,045,478	£1,016,274	£841,057	£743,713
60% LAR : 40% CIR	35%	£1,323,987	£646,987	£640,478	£628,821	£599,677	£424,814	£327,668
60% LAR : 40% CIR	40%	£861,005	£229,077	£222,578	£210,941	£181,847	£7,289	-£89,688
60% LAR : 40% CIR	45%	£396,809	-£190,040	-£196,530	-£208,151	-£237,201	-£411,506	-£508,341
60% LAR : 40% CIR	50%	-£68,589	-£610,351	-£616,834	-£628,441	-£657,458	-£831,559	-£928,281

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,581,913	£4,589,647	£4,583,006	£4,571,110	£4,541,368	£4,362,917	£4,263,778
60% LAR : 40% CIR	5%	£5,127,761	£4,180,508	£4,173,892	£4,162,039	£4,132,410	£3,954,632	£3,855,866
60% LAR : 40% CIR	10%	£4,672,312	£3,770,079	£3,763,486	£3,751,676	£3,722,149	£3,544,989	£3,446,566
60% LAR : 40% CIR	15%	£4,215,578	£3,358,375	£3,351,802	£3,340,029	£3,310,597	£3,134,001	£3,035,893
60% LAR : 40% CIR	20%	£3,757,570	£2,945,405	£2,938,852	£2,927,112	£2,897,765	£2,721,681	£2,623,857
60% LAR : 40% CIR	**22%**	**£3,574,013**	**£2,779,866**	**£2,773,319**	**£2,761,593**	**£2,732,277**	**£2,556,383**	**£2,458,664**
60% LAR : 40% CIR	25%	£3,298,301	£2,531,182	£2,524,646	£2,512,937	£2,483,667	£2,308,042	£2,210,472
60% LAR : 40% CIR	30%	£2,837,782	£2,115,719	£2,109,197	£2,097,516	£2,068,312	£1,893,095	£1,795,751
60% LAR : 40% CIR	35%	£2,376,025	£1,699,025	£1,692,516	£1,680,859	£1,651,715	£1,476,852	£1,379,706
60% LAR : 40% CIR	40%	£1,913,043	£1,281,115	£1,274,616	£1,262,979	£1,233,885	£1,059,327	£962,350
60% LAR : 40% CIR	45%	£1,448,847	£861,998	£855,508	£843,887	£814,837	£640,532	£543,697
60% LAR : 40% CIR	50%	£983,449	£441,687	£435,204	£423,597	£394,580	£220,479	£123,757

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,017,829	£5,025,563	£5,018,922	£5,007,026	£4,977,284	£4,798,833	£4,699,694
60% LAR : 40% CIR	5%	£5,563,677	£4,616,424	£4,609,808	£4,597,955	£4,568,326	£4,390,548	£4,291,782
60% LAR : 40% CIR	10%	£5,108,228	£4,205,995	£4,199,402	£4,187,592	£4,158,065	£3,980,905	£3,882,482
60% LAR : 40% CIR	15%	£4,651,494	£3,794,291	£3,787,718	£3,775,945	£3,746,513	£3,569,917	£3,471,809
60% LAR : 40% CIR	20%	£4,193,486	£3,381,321	£3,374,768	£3,363,028	£3,333,681	£3,157,597	£3,059,773
60% LAR : 40% CIR	**22%**	**£4,009,929**	**£3,215,782**	**£3,209,235**	**£3,197,509**	**£3,168,193**	**£2,992,299**	**£2,894,580**
60% LAR : 40% CIR	25%	£3,734,217	£2,967,098	£2,960,562	£2,948,853	£2,919,583	£2,743,958	£2,646,388
60% LAR : 40% CIR	30%	£3,273,698	£2,551,635	£2,545,113	£2,533,432	£2,504,228	£2,329,011	£2,231,667
60% LAR : 40% CIR	35%	£2,811,941	£2,134,941	£2,128,432	£2,116,775	£2,087,631	£1,912,768	£1,815,622
60% LAR : 40% CIR	40%	£2,348,959	£1,717,031	£1,710,532	£1,698,895	£1,669,801	£1,495,243	£1,398,266
60% LAR : 40% CIR	45%	£1,884,763	£1,297,914	£1,291,424	£1,279,803	£1,250,753	£1,076,448	£979,613
60% LAR : 40% CIR	50%	£1,419,365	£877,603	£871,120	£859,513	£830,496	£656,395	£559,673

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,533,123	£5,540,857	£5,534,216	£5,522,320	£5,492,578	£5,314,127	£5,214,988
60% LAR : 40% CIR	5%	£6,078,971	£5,131,718	£5,125,102	£5,113,249	£5,083,620	£4,905,842	£4,807,076
60% LAR : 40% CIR	10%	£5,623,522	£4,721,289	£4,714,696	£4,702,886	£4,673,359	£4,496,199	£4,397,776
60% LAR : 40% CIR	15%	£5,166,788	£4,309,585	£4,303,012	£4,291,239	£4,261,807	£4,085,211	£3,987,103
60% LAR : 40% CIR	20%	£4,708,780	£3,896,615	£3,890,062	£3,878,322	£3,848,975	£3,672,891	£3,575,067
60% LAR : 40% CIR	**22%**	**£4,525,223**	**£3,731,076**	**£3,724,529**	**£3,712,803**	**£3,683,487**	**£3,507,593**	**£3,409,874**
60% LAR : 40% CIR	25%	£4,249,511	£3,482,392	£3,475,856	£3,464,147	£3,434,877	£3,259,252	£3,161,682
60% LAR : 40% CIR	30%	£3,788,992	£3,066,929	£3,060,407	£3,048,726	£3,019,522	£2,844,305	£2,746,961
60% LAR : 40% CIR	35%	£3,327,235	£2,650,235	£2,643,726	£2,632,069	£2,602,925	£2,428,062	£2,330,916
60% LAR : 40% CIR	40%	£2,864,253	£2,232,325	£2,225,826	£2,214,189	£2,185,095	£2,010,537	£1,913,560
60% LAR : 40% CIR	45%	£2,400,057	£1,813,208	£1,806,718	£1,795,097	£1,766,047	£1,591,742	£1,494,907
60% LAR : 40% CIR	50%	£1,934,659	£1,392,897	£1,386,414	£1,374,807	£1,345,790	£1,171,689	£1,074,967

LB Camden
Local Plan Viability Testing 2025

Resi 5- 13 Flats	**Value Area**	**Zone C - £2,000 psf**

No Units	**13**
Site Area	**0.03 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
Tenure		**PIL**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£7,669,710	£6,667,836	£6,661,194	£6,649,297	£6,619,556	£6,441,105	£6,341,966
60% LAR : 40% CIR	5%	£7,185,510	£6,229,128	£6,222,512	£6,210,660	£6,181,031	£6,003,252	£5,904,487
60% LAR : 40% CIR	10%	£6,700,014	£5,789,132	£5,782,539	£5,770,729	£5,741,202	£5,564,042	£5,465,619
60% LAR : 40% CIR	15%	£6,213,231	£5,347,860	£5,341,287	£5,329,514	£5,300,082	£5,123,486	£5,025,378
60% LAR : 40% CIR	20%	£5,725,175	£4,905,322	£4,898,769	£4,887,031	£4,857,683	£4,681,599	£4,583,775
60% LAR : 40% CIR	**22%**	**£5,529,599**	**£4,727,956**	**£4,721,409**	**£4,709,683**	**£4,680,368**	**£4,504,473**	**£4,406,754**
60% LAR : 40% CIR	25%	£5,235,858	£4,461,532	£4,454,995	£4,443,288	£4,414,016	£4,238,391	£4,140,822
60% LAR : 40% CIR	30%	£4,745,291	£4,016,501	£4,009,979	£3,998,298	£3,969,094	£3,793,877	£3,696,533
60% LAR : 40% CIR	35%	£4,253,487	£3,570,239	£3,563,731	£3,552,073	£3,522,929	£3,348,066	£3,250,920
60% LAR : 40% CIR	40%	£3,760,456	£3,122,761	£3,116,263	£3,104,626	£3,075,533	£2,900,974	£2,803,997
60% LAR : 40% CIR	45%	£3,266,212	£2,674,078	£2,667,587	£2,655,967	£2,626,917	£2,452,612	£2,355,775
60% LAR : 40% CIR	50%	£2,770,765	£2,224,199	£2,217,716	£2,206,109	£2,177,092	£2,002,991	£1,906,268

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,130,836	£4,128,962	£4,122,320	£4,110,423	£4,080,682	£3,902,231	£3,803,092
60% LAR : 40% CIR	5%	£4,646,636	£3,690,254	£3,683,638	£3,671,786	£3,642,157	£3,464,378	£3,365,613
60% LAR : 40% CIR	10%	£4,161,140	£3,250,258	£3,243,665	£3,231,855	£3,202,328	£3,025,168	£2,926,745
60% LAR : 40% CIR	15%	£3,674,357	£2,808,986	£2,802,413	£2,790,640	£2,761,208	£2,584,612	£2,486,504
60% LAR : 40% CIR	20%	£3,186,301	£2,366,448	£2,359,895	£2,348,157	£2,318,809	£2,142,725	£2,044,901
60% LAR : 40% CIR	**22%**	**£2,990,725**	**£2,189,082**	**£2,182,535**	**£2,170,809**	**£2,141,494**	**£1,965,599**	**£1,867,880**
60% LAR : 40% CIR	25%	£2,696,984	£1,922,658	£1,916,121	£1,904,414	£1,875,142	£1,699,517	£1,601,948
60% LAR : 40% CIR	30%	£2,206,417	£1,477,627	£1,471,105	£1,459,424	£1,430,220	£1,255,003	£1,157,659
60% LAR : 40% CIR	35%	£1,714,613	£1,031,365	£1,024,857	£1,013,199	£984,055	£809,192	£712,046
60% LAR : 40% CIR	40%	£1,221,582	£583,887	£577,389	£565,752	£536,659	£362,100	£265,123
60% LAR : 40% CIR	45%	£727,338	£135,204	£128,713	£117,093	£88,043	-£86,262	-£183,099
60% LAR : 40% CIR	50%	£231,891	-£314,675	-£321,158	-£332,765	-£361,782	-£535,883	-£632,606

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,182,874	£5,181,000	£5,174,358	£5,162,461	£5,132,720	£4,954,269	£4,855,130
60% LAR : 40% CIR	5%	£5,698,674	£4,742,292	£4,735,676	£4,723,824	£4,694,195	£4,516,416	£4,417,651
60% LAR : 40% CIR	10%	£5,213,178	£4,302,296	£4,295,703	£4,283,893	£4,254,366	£4,077,206	£3,978,783
60% LAR : 40% CIR	15%	£4,726,395	£3,861,024	£3,854,451	£3,842,678	£3,813,246	£3,636,650	£3,538,542
60% LAR : 40% CIR	20%	£4,238,339	£3,418,486	£3,411,933	£3,400,195	£3,370,847	£3,194,763	£3,096,939
60% LAR : 40% CIR	**22%**	**£4,042,763**	**£3,241,120**	**£3,234,573**	**£3,222,847**	**£3,193,532**	**£3,017,637**	**£2,919,918**
60% LAR : 40% CIR	25%	£3,749,022	£2,974,696	£2,968,159	£2,956,452	£2,927,180	£2,751,555	£2,653,986
60% LAR : 40% CIR	30%	£3,258,455	£2,529,665	£2,523,143	£2,511,462	£2,482,258	£2,307,041	£2,209,697
60% LAR : 40% CIR	35%	£2,766,651	£2,083,403	£2,076,895	£2,065,237	£2,036,093	£1,861,230	£1,764,084
60% LAR : 40% CIR	40%	£2,273,620	£1,635,925	£1,629,427	£1,617,790	£1,588,697	£1,414,138	£1,317,161
60% LAR : 40% CIR	45%	£1,779,376	£1,187,242	£1,180,751	£1,169,131	£1,140,081	£965,776	£868,939
60% LAR : 40% CIR	50%	£1,283,929	£737,363	£730,880	£719,273	£690,256	£516,155	£419,432

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,618,790	£5,616,916	£5,610,274	£5,598,377	£5,568,636	£5,390,185	£5,291,046
60% LAR : 40% CIR	5%	£6,134,590	£5,178,208	£5,171,592	£5,159,740	£5,130,111	£4,952,332	£4,853,567
60% LAR : 40% CIR	10%	£5,649,094	£4,738,212	£4,731,619	£4,719,809	£4,690,282	£4,513,122	£4,414,699
60% LAR : 40% CIR	15%	£5,162,311	£4,296,940	£4,290,367	£4,278,594	£4,249,162	£4,072,566	£3,974,458
60% LAR : 40% CIR	20%	£4,674,255	£3,854,402	£3,847,849	£3,836,111	£3,806,763	£3,630,679	£3,532,855
60% LAR : 40% CIR	**22%**	**£4,478,679**	**£3,677,036**	**£3,670,489**	**£3,658,763**	**£3,629,448**	**£3,453,553**	**£3,355,834**
60% LAR : 40% CIR	25%	£4,184,938	£3,410,612	£3,404,075	£3,392,368	£3,363,096	£3,187,471	£3,089,902
60% LAR : 40% CIR	30%	£3,694,371	£2,965,581	£2,959,059	£2,947,378	£2,918,174	£2,742,957	£2,645,613
60% LAR : 40% CIR	35%	£3,202,567	£2,519,319	£2,512,811	£2,501,153	£2,472,009	£2,297,146	£2,200,000
60% LAR : 40% CIR	40%	£2,709,536	£2,071,841	£2,065,343	£2,053,706	£2,024,613	£1,850,054	£1,753,077
60% LAR : 40% CIR	45%	£2,215,292	£1,623,158	£1,616,667	£1,605,047	£1,575,997	£1,401,692	£1,304,855
60% LAR : 40% CIR	50%	£1,719,845	£1,173,279	£1,166,796	£1,155,189	£1,126,172	£952,071	£855,348

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,134,084	£6,132,210	£6,125,568	£6,113,671	£6,083,930	£5,905,479	£5,806,340
60% LAR : 40% CIR	5%	£6,649,884	£5,693,502	£5,686,886	£5,675,034	£5,645,405	£5,467,626	£5,368,861
60% LAR : 40% CIR	10%	£6,164,388	£5,253,506	£5,246,913	£5,235,103	£5,205,576	£5,028,416	£4,929,993
60% LAR : 40% CIR	15%	£5,677,605	£4,812,234	£4,805,661	£4,793,888	£4,764,456	£4,587,860	£4,489,752
60% LAR : 40% CIR	20%	£5,189,549	£4,369,696	£4,363,143	£4,351,405	£4,322,057	£4,145,973	£4,048,149
60% LAR : 40% CIR	**22%**	**£4,993,973**	**£4,192,330**	**£4,185,783**	**£4,174,057**	**£4,144,742**	**£3,968,847**	**£3,871,128**
60% LAR : 40% CIR	25%	£4,700,232	£3,925,906	£3,919,369	£3,907,662	£3,878,390	£3,702,765	£3,605,196
60% LAR : 40% CIR	30%	£4,209,665	£3,480,875	£3,474,353	£3,462,672	£3,433,468	£3,258,251	£3,160,907
60% LAR : 40% CIR	35%	£3,717,861	£3,034,613	£3,028,105	£3,016,447	£2,987,303	£2,812,440	£2,715,294
60% LAR : 40% CIR	40%	£3,224,830	£2,587,135	£2,580,637	£2,569,000	£2,539,907	£2,365,348	£2,268,371
60% LAR : 40% CIR	45%	£2,730,586	£2,138,452	£2,131,961	£2,120,341	£2,091,291	£1,916,986	£1,820,149
60% LAR : 40% CIR	50%	£2,235,139	£1,688,573	£1,682,090	£1,670,483	£1,641,466	£1,467,365	£1,370,642

LB Camden
Local Plan Viability Testing 2025

Resi 5- 13 Flats	

No Units	**13**
Site Area	**0.03 Ha**

Value Area	**Zone C - RP Periphery £2,250 psf**	
Sales value inflation		**Growth**
Build cost inflation		**Growth**
Tenure		**PIL**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£9,172,114	£8,146,216	£8,139,575	£8,127,678	£8,097,935	£7,919,485	£7,820,346
60% LAR : 40% CIR	5%	£8,612,794	£7,633,589	£7,626,973	£7,615,121	£7,585,491	£7,407,713	£7,308,947
60% LAR : 40% CIR	10%	£8,052,176	£7,119,674	£7,113,081	£7,101,271	£7,071,744	£6,894,584	£6,796,161
60% LAR : 40% CIR	15%	£7,490,274	£6,604,483	£6,597,910	£6,586,137	£6,556,705	£6,380,109	£6,282,001
60% LAR : 40% CIR	20%	£6,927,097	£6,088,026	£6,081,473	£6,069,734	£6,040,387	£5,864,302	£5,766,478
60% LAR : 40% CIR	**22%**	**£6,701,473**	**£5,881,092**	**£5,874,546**	**£5,862,820**	**£5,833,504**	**£5,657,610**	**£5,559,891**
60% LAR : 40% CIR	25%	£6,362,661	£5,570,317	£5,563,781	£5,552,072	£5,522,802	£5,347,177	£5,249,606
60% LAR : 40% CIR	30%	£5,796,974	£5,051,366	£5,044,845	£5,033,163	£5,003,960	£4,828,742	£4,731,400
60% LAR : 40% CIR	35%	£5,230,048	£4,531,186	£4,524,677	£4,513,020	£4,483,876	£4,309,013	£4,211,867
60% LAR : 40% CIR	40%	£4,661,898	£4,009,789	£4,003,291	£3,991,653	£3,962,561	£3,788,002	£3,691,026
60% LAR : 40% CIR	45%	£4,092,533	£3,487,186	£3,480,697	£3,469,076	£3,440,025	£3,265,721	£3,168,885
60% LAR : 40% CIR	50%	£3,521,966	£2,963,389	£2,956,906	£2,945,299	£2,916,282	£2,742,182	£2,645,459

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,633,240	£5,607,342	£5,600,701	£5,588,804	£5,559,061	£5,380,611	£5,281,472
60% LAR : 40% CIR	5%	£6,073,920	£5,094,715	£5,088,099	£5,076,247	£5,046,617	£4,868,839	£4,770,073
60% LAR : 40% CIR	10%	£5,513,302	£4,580,800	£4,574,207	£4,562,397	£4,532,870	£4,355,710	£4,257,287
60% LAR : 40% CIR	15%	£4,951,400	£4,065,609	£4,059,036	£4,047,263	£4,017,831	£3,841,235	£3,743,127
60% LAR : 40% CIR	20%	£4,388,223	£3,549,152	£3,542,599	£3,530,860	£3,501,513	£3,325,428	£3,227,604
60% LAR : 40% CIR	**22%**	**£4,162,599**	**£3,342,218**	**£3,335,672**	**£3,323,946**	**£3,294,630**	**£3,118,736**	**£3,021,017**
60% LAR : 40% CIR	25%	£3,823,787	£3,031,443	£3,024,907	£3,013,198	£2,983,928	£2,808,303	£2,710,732
60% LAR : 40% CIR	30%	£3,258,100	£2,512,492	£2,505,971	£2,494,289	£2,465,086	£2,289,868	£2,192,526
60% LAR : 40% CIR	35%	£2,691,174	£1,992,312	£1,985,803	£1,974,146	£1,945,002	£1,770,139	£1,672,993
60% LAR : 40% CIR	40%	£2,123,024	£1,470,915	£1,464,417	£1,452,779	£1,423,687	£1,249,128	£1,152,152
60% LAR : 40% CIR	45%	£1,553,659	£948,312	£941,823	£930,202	£901,151	£726,847	£630,011
60% LAR : 40% CIR	50%	£983,092	£424,515	£418,032	£406,425	£377,408	£203,308	£106,585

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,685,278	£6,659,380	£6,652,739	£6,640,842	£6,611,099	£6,432,649	£6,333,510
60% LAR : 40% CIR	5%	£7,125,958	£6,146,753	£6,140,137	£6,128,285	£6,098,655	£5,920,877	£5,822,111
60% LAR : 40% CIR	10%	£6,565,340	£5,632,838	£5,626,245	£5,614,435	£5,584,908	£5,407,748	£5,309,325
60% LAR : 40% CIR	15%	£6,003,438	£5,117,647	£5,111,074	£5,099,301	£5,069,869	£4,893,273	£4,795,165
60% LAR : 40% CIR	20%	£5,440,261	£4,601,190	£4,594,637	£4,582,898	£4,553,551	£4,377,466	£4,279,642
60% LAR : 40% CIR	**22%**	**£5,214,637**	**£4,394,256**	**£4,387,710**	**£4,375,984**	**£4,346,668**	**£4,170,774**	**£4,073,055**
60% LAR : 40% CIR	25%	£4,875,825	£4,083,481	£4,076,945	£4,065,236	£4,035,966	£3,860,341	£3,762,770
60% LAR : 40% CIR	30%	£4,310,138	£3,564,530	£3,558,009	£3,546,327	£3,517,124	£3,341,906	£3,244,564
60% LAR : 40% CIR	35%	£3,743,212	£3,044,350	£3,037,841	£3,026,184	£2,997,040	£2,822,177	£2,725,031
60% LAR : 40% CIR	40%	£3,175,062	£2,522,953	£2,516,455	£2,504,817	£2,475,725	£2,301,166	£2,204,190
60% LAR : 40% CIR	45%	£2,605,697	£2,000,350	£1,993,861	£1,982,240	£1,953,189	£1,778,885	£1,682,049
60% LAR : 40% CIR	50%	£2,035,130	£1,476,553	£1,470,070	£1,458,463	£1,429,446	£1,255,346	£1,158,623

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,121,194	£7,095,296	£7,088,655	£7,076,758	£7,047,015	£6,868,565	£6,769,426
60% LAR : 40% CIR	5%	£7,561,874	£6,582,669	£6,576,053	£6,564,201	£6,534,571	£6,356,793	£6,258,027
60% LAR : 40% CIR	10%	£7,001,256	£6,068,754	£6,062,161	£6,050,351	£6,020,824	£5,843,664	£5,745,241
60% LAR : 40% CIR	15%	£6,439,354	£5,553,563	£5,546,990	£5,535,217	£5,505,785	£5,329,189	£5,231,081
60% LAR : 40% CIR	20%	£5,876,177	£5,037,106	£5,030,553	£5,018,814	£4,989,467	£4,813,382	£4,715,558
60% LAR : 40% CIR	**22%**	**£5,650,553**	**£4,830,172**	**£4,823,626**	**£4,811,900**	**£4,782,584**	**£4,606,690**	**£4,508,971**
60% LAR : 40% CIR	25%	£5,311,741	£4,519,397	£4,512,861	£4,501,152	£4,471,882	£4,296,257	£4,198,686
60% LAR : 40% CIR	30%	£4,746,054	£4,000,446	£3,993,925	£3,982,243	£3,953,040	£3,777,822	£3,680,480
60% LAR : 40% CIR	35%	£4,179,128	£3,480,266	£3,473,757	£3,462,100	£3,432,956	£3,258,093	£3,160,947
60% LAR : 40% CIR	40%	£3,610,978	£2,958,869	£2,952,371	£2,940,733	£2,911,641	£2,737,082	£2,640,106
60% LAR : 40% CIR	45%	£3,041,613	£2,436,266	£2,429,777	£2,418,156	£2,389,105	£2,214,801	£2,117,965
60% LAR : 40% CIR	50%	£2,471,046	£1,912,469	£1,905,986	£1,894,379	£1,865,362	£1,691,262	£1,594,539

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,636,488	£7,610,590	£7,603,949	£7,592,052	£7,562,309	£7,383,859	£7,284,720
60% LAR : 40% CIR	5%	£8,077,168	£7,097,963	£7,091,347	£7,079,495	£7,049,865	£6,872,087	£6,773,321
60% LAR : 40% CIR	10%	£7,516,550	£6,584,048	£6,577,455	£6,565,645	£6,536,118	£6,358,958	£6,260,535
60% LAR : 40% CIR	15%	£6,954,648	£6,068,857	£6,062,284	£6,050,511	£6,021,079	£5,844,483	£5,746,375
60% LAR : 40% CIR	20%	£6,391,471	£5,552,400	£5,545,847	£5,534,108	£5,504,761	£5,328,676	£5,230,852
60% LAR : 40% CIR	**22%**	**£6,165,847**	**£5,345,466**	**£5,338,920**	**£5,327,194**	**£5,297,878**	**£5,121,984**	**£5,024,265**
60% LAR : 40% CIR	25%	£5,827,035	£5,034,691	£5,028,155	£5,016,446	£4,987,176	£4,811,551	£4,713,980
60% LAR : 40% CIR	30%	£5,261,348	£4,515,740	£4,509,219	£4,497,537	£4,468,334	£4,293,116	£4,195,774
60% LAR : 40% CIR	35%	£4,694,422	£3,995,560	£3,989,051	£3,977,394	£3,948,250	£3,773,387	£3,676,241
60% LAR : 40% CIR	40%	£4,126,272	£3,474,163	£3,467,665	£3,456,027	£3,426,935	£3,252,376	£3,155,400
60% LAR : 40% CIR	45%	£3,556,907	£2,951,560	£2,945,071	£2,933,450	£2,904,399	£2,730,095	£2,633,259
60% LAR : 40% CIR	50%	£2,986,340	£2,427,763	£2,421,280	£2,409,673	£2,380,656	£2,206,556	£2,109,833

LB Camden
Local Plan Viability Testing 2025

Resi 5- 13 Flats	
No Units	**13**
Site Area	**0.03 Ha**

Value Area	**Zone C - RP Periphery £2,450 psf**	
Sales value inflation		**Growth**
Build cost inflation		**Growth**
Tenure		**PIL**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£10,374,037	£9,328,919	£9,322,278	£9,310,381	£9,280,640	£9,102,189	£9,003,050
60% LAR : 40% CIR	5%	£9,754,620	£8,757,158	£8,750,541	£8,738,689	£8,709,060	£8,531,282	£8,432,516
60% LAR : 40% CIR	10%	£9,133,908	£8,184,107	£8,177,514	£8,165,704	£8,136,177	£7,959,017	£7,860,594
60% LAR : 40% CIR	15%	£8,511,908	£7,609,781	£7,603,208	£7,591,435	£7,562,003	£7,385,408	£7,287,299
60% LAR : 40% CIR	20%	£7,888,636	£7,034,190	£7,027,636	£7,015,898	£6,986,550	£6,810,466	£6,712,641
60% LAR : 40% CIR	**22%**	**£7,638,973**	**£6,803,601**	**£6,797,055**	**£6,785,329**	**£6,756,013**	**£6,580,118**	**£6,482,400**
60% LAR : 40% CIR	25%	£7,264,102	£6,457,345	£6,450,808	£6,439,100	£6,409,829	£6,234,204	£6,136,635
60% LAR : 40% CIR	30%	£6,638,319	£5,879,259	£5,872,738	£5,861,056	£5,831,853	£5,656,635	£5,559,291
60% LAR : 40% CIR	35%	£6,011,298	£5,299,945	£5,293,436	£5,281,778	£5,252,634	£5,077,771	£4,980,626
60% LAR : 40% CIR	40%	£5,383,052	£4,719,412	£4,712,913	£4,701,276	£4,672,183	£4,497,624	£4,400,648
60% LAR : 40% CIR	45%	£4,753,591	£4,137,674	£4,131,183	£4,119,563	£4,090,513	£3,916,208	£3,819,371
60% LAR : 40% CIR	50%	£4,122,928	£3,554,741	£3,548,258	£3,536,651	£3,507,634	£3,333,533	£3,236,811

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,835,163	£6,790,045	£6,783,404	£6,771,507	£6,741,766	£6,563,315	£6,464,176
60% LAR : 40% CIR	5%	£7,215,746	£6,218,284	£6,211,667	£6,199,815	£6,170,186	£5,992,408	£5,893,642
60% LAR : 40% CIR	10%	£6,595,034	£5,645,233	£5,638,640	£5,626,830	£5,597,303	£5,420,143	£5,321,720
60% LAR : 40% CIR	15%	£5,973,034	£5,070,907	£5,064,334	£5,052,561	£5,023,129	£4,846,534	£4,748,425
60% LAR : 40% CIR	20%	£5,349,762	£4,495,316	£4,488,762	£4,477,024	£4,447,676	£4,271,592	£4,173,767
60% LAR : 40% CIR	**22%**	**£5,100,099**	**£4,264,727**	**£4,258,181**	**£4,246,455**	**£4,217,139**	**£4,041,244**	**£3,943,526**
60% LAR : 40% CIR	25%	£4,725,228	£3,918,471	£3,911,934	£3,900,226	£3,870,955	£3,695,330	£3,597,761
60% LAR : 40% CIR	30%	£4,099,445	£3,340,385	£3,333,864	£3,322,182	£3,292,979	£3,117,761	£3,020,417
60% LAR : 40% CIR	35%	£3,472,424	£2,761,071	£2,754,562	£2,742,904	£2,713,760	£2,538,897	£2,441,752
60% LAR : 40% CIR	40%	£2,844,178	£2,180,538	£2,174,039	£2,162,402	£2,133,309	£1,958,750	£1,861,774
60% LAR : 40% CIR	45%	£2,214,717	£1,598,800	£1,592,309	£1,580,689	£1,551,639	£1,377,334	£1,280,497
60% LAR : 40% CIR	50%	£1,584,054	£1,015,867	£1,009,384	£997,777	£968,760	£794,659	£697,937

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,887,201	£7,842,083	£7,835,442	£7,823,545	£7,793,804	£7,615,353	£7,516,214
60% LAR : 40% CIR	5%	£8,267,784	£7,270,322	£7,263,705	£7,251,853	£7,222,224	£7,044,446	£6,945,680
60% LAR : 40% CIR	10%	£7,647,072	£6,697,271	£6,690,678	£6,678,868	£6,649,341	£6,472,181	£6,373,758
60% LAR : 40% CIR	15%	£7,025,072	£6,122,945	£6,116,372	£6,104,599	£6,075,167	£5,898,572	£5,800,463
60% LAR : 40% CIR	20%	£6,401,800	£5,547,354	£5,540,800	£5,529,062	£5,499,714	£5,323,630	£5,225,805
60% LAR : 40% CIR	**22%**	**£6,152,137**	**£5,316,765**	**£5,310,219**	**£5,298,493**	**£5,269,177**	**£5,093,282**	**£4,995,564**
60% LAR : 40% CIR	25%	£5,777,266	£4,970,509	£4,963,972	£4,952,264	£4,922,993	£4,747,368	£4,649,799
60% LAR : 40% CIR	30%	£5,151,483	£4,392,423	£4,385,902	£4,374,220	£4,345,017	£4,169,799	£4,072,455
60% LAR : 40% CIR	35%	£4,524,462	£3,813,109	£3,806,600	£3,794,942	£3,765,798	£3,590,935	£3,493,790
60% LAR : 40% CIR	40%	£3,896,216	£3,232,576	£3,226,077	£3,214,440	£3,185,347	£3,010,788	£2,913,812
60% LAR : 40% CIR	45%	£3,266,755	£2,650,838	£2,644,347	£2,632,727	£2,603,677	£2,429,372	£2,332,535
60% LAR : 40% CIR	50%	£2,636,092	£2,067,905	£2,061,422	£2,049,815	£2,020,798	£1,846,697	£1,749,975

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,323,117	£8,277,999	£8,271,358	£8,259,461	£8,229,720	£8,051,269	£7,952,130
60% LAR : 40% CIR	5%	£8,703,700	£7,706,238	£7,699,621	£7,687,769	£7,658,140	£7,480,362	£7,381,596
60% LAR : 40% CIR	10%	£8,082,988	£7,133,187	£7,126,594	£7,114,784	£7,085,257	£6,908,097	£6,809,674
60% LAR : 40% CIR	15%	£7,460,988	£6,558,861	£6,552,288	£6,540,515	£6,511,083	£6,334,488	£6,236,379
60% LAR : 40% CIR	20%	£6,837,716	£5,983,270	£5,976,716	£5,964,978	£5,935,630	£5,759,546	£5,661,721
60% LAR : 40% CIR	**22%**	**£6,588,053**	**£5,752,681**	**£5,746,135**	**£5,734,409**	**£5,705,093**	**£5,529,198**	**£5,431,480**
60% LAR : 40% CIR	25%	£6,213,182	£5,406,425	£5,399,888	£5,388,180	£5,358,909	£5,183,284	£5,085,715
60% LAR : 40% CIR	30%	£5,587,399	£4,828,339	£4,821,818	£4,810,136	£4,780,933	£4,605,715	£4,508,371
60% LAR : 40% CIR	35%	£4,960,378	£4,249,025	£4,242,516	£4,230,858	£4,201,714	£4,026,851	£3,929,706
60% LAR : 40% CIR	40%	£4,332,132	£3,668,492	£3,661,993	£3,650,356	£3,621,263	£3,446,704	£3,349,728
60% LAR : 40% CIR	45%	£3,702,671	£3,086,754	£3,080,263	£3,068,643	£3,039,593	£2,865,288	£2,768,451
60% LAR : 40% CIR	50%	£3,072,008	£2,503,821	£2,497,338	£2,485,731	£2,456,714	£2,282,613	£2,185,891

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,838,411	£8,793,293	£8,786,652	£8,774,755	£8,745,014	£8,566,563	£8,467,424
60% LAR : 40% CIR	5%	£9,218,994	£8,221,532	£8,214,915	£8,203,063	£8,173,434	£7,995,656	£7,896,890
60% LAR : 40% CIR	10%	£8,598,282	£7,648,481	£7,641,888	£7,630,078	£7,600,551	£7,423,391	£7,324,968
60% LAR : 40% CIR	15%	£7,976,282	£7,074,155	£7,067,582	£7,055,809	£7,026,377	£6,849,782	£6,751,673
60% LAR : 40% CIR	20%	£7,353,010	£6,498,564	£6,492,010	£6,480,272	£6,450,924	£6,274,840	£6,177,015
60% LAR : 40% CIR	**22%**	**£7,103,347**	**£6,267,975**	**£6,261,429**	**£6,249,703**	**£6,220,387**	**£6,044,492**	**£5,946,774**
60% LAR : 40% CIR	25%	£6,728,476	£5,921,719	£5,915,182	£5,903,474	£5,874,203	£5,698,578	£5,601,009
60% LAR : 40% CIR	30%	£6,102,693	£5,343,633	£5,337,112	£5,325,430	£5,296,227	£5,121,009	£5,023,665
60% LAR : 40% CIR	35%	£5,475,672	£4,764,319	£4,757,810	£4,746,152	£4,717,008	£4,542,145	£4,445,000
60% LAR : 40% CIR	40%	£4,847,426	£4,183,786	£4,177,287	£4,165,650	£4,136,557	£3,961,998	£3,865,022
60% LAR : 40% CIR	45%	£4,217,965	£3,602,048	£3,595,557	£3,583,937	£3,554,887	£3,380,582	£3,283,745
60% LAR : 40% CIR	50%	£3,587,302	£3,019,115	£3,012,632	£3,001,025	£2,972,008	£2,797,907	£2,701,185

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats	
Value Area	**Zone C - £1,050 psf**

No Units	**15**
Site Area	**0.04 Ha**

Sales value inflation	**Growth**
Build cost inflation	**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,254,327	£1,203,778	£1,196,114	£1,182,387	£1,148,070	£942,165	£827,774
60% LAR : 40% CIR	5%	£2,025,008	£1,021,684	£1,014,049	£1,000,373	£966,186	£761,056	£647,096
60% LAR : 40% CIR	10%	£1,794,192	£838,102	£830,494	£816,866	£782,797	£578,381	£464,817
60% LAR : 40% CIR	15%	£1,561,893	£653,048	£645,464	£631,880	£597,919	£394,155	£280,953
60% LAR : 40% CIR	20%	£1,328,125	£466,535	£458,973	£445,428	£411,566	£208,391	£95,517
60% LAR : 40% CIR	25%	£1,092,901	£278,576	£271,033	£257,523	£223,749	£21,105	-£98,066
60% LAR : 40% CIR	**26%**	**£1,045,683**	**£240,811**	**£233,272**	**£219,769**	**£186,011**	**-£17,230**	**-£138,606**
60% LAR : 40% CIR	30%	£856,236	£89,184	£81,658	£68,179	£34,484	-£180,276	-£301,429
60% LAR : 40% CIR	35%	£618,142	-£109,015	-£117,116	-£131,625	-£167,898	-£385,532	-£506,440
60% LAR : 40% CIR	40%	£378,633	-£316,348	-£324,437	-£338,920	-£375,130	-£592,386	-£713,083
60% LAR : 40% CIR	45%	£137,724	-£525,182	-£533,260	-£547,722	-£583,879	-£800,819	-£921,342
60% LAR : 40% CIR	50%	-£112,181	-£735,503	-£743,572	-£758,018	-£794,132	-£1,010,819	-£1,131,200

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-1407510.325	-£2,458,059	-£2,465,723	-£2,479,451	-£2,513,768	-£2,719,672	-£2,834,064
60% LAR : 40% CIR	5%	-£1,636,829	-£2,640,154	-£2,647,788	-£2,661,464	-£2,695,652	-£2,900,781	-£3,014,741
60% LAR : 40% CIR	10%	-£1,867,646	-£2,823,735	-£2,831,343	-£2,844,971	-£2,879,040	-£3,083,456	-£3,197,020
60% LAR : 40% CIR	15%	-£2,099,945	-£3,008,789	-£3,016,373	-£3,029,958	-£3,063,918	-£3,267,682	-£3,380,885
60% LAR : 40% CIR	20%	-£2,333,713	-£3,195,303	-£3,202,865	-£3,216,410	-£3,250,272	-£3,453,447	-£3,566,320
60% LAR : 40% CIR	25%	-£2,568,937	-£3,383,262	-£3,390,805	-£3,404,314	-£3,438,088	-£3,640,733	-£3,759,903
60% LAR : 40% CIR	**26%**	**-£2,616,154**	**-£3,421,026**	**-£3,428,566**	**-£3,442,069**	**-£3,475,826**	**-£3,679,068**	**-£3,800,443**
60% LAR : 40% CIR	30%	-£2,805,602	-£3,572,654	-£3,580,179	-£3,593,658	-£3,627,353	-£3,842,113	-£3,963,267
60% LAR : 40% CIR	35%	-£3,043,695	-£3,770,852	-£3,778,954	-£3,793,462	-£3,829,735	-£4,047,370	-£4,168,278
60% LAR : 40% CIR	40%	-£3,283,204	-£3,978,186	-£3,986,274	-£4,000,758	-£4,036,967	-£4,254,223	-£4,374,920
60% LAR : 40% CIR	45%	-£3,524,113	-£4,187,020	-£4,195,098	-£4,209,560	-£4,245,717	-£4,462,657	-£4,583,180
60% LAR : 40% CIR	50%	-£3,774,019	-£4,397,340	-£4,405,410	-£4,419,855	-£4,455,970	-£4,672,656	-£4,793,038

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£109,852	-£940,697	-£948,361	-£962,088	-£996,405	-£1,202,310	-£1,316,701
60% LAR : 40% CIR	5%	-£119,467	-£1,122,791	-£1,130,426	-£1,144,102	-£1,178,289	-£1,383,419	-£1,497,379
60% LAR : 40% CIR	10%	-£350,283	-£1,306,373	-£1,313,981	-£1,327,609	-£1,361,678	-£1,566,094	-£1,679,658
60% LAR : 40% CIR	15%	-£582,582	-£1,491,427	-£1,499,011	-£1,512,595	-£1,546,556	-£1,750,320	-£1,863,522
60% LAR : 40% CIR	20%	-£816,350	-£1,677,940	-£1,685,502	-£1,699,047	-£1,732,909	-£1,936,084	-£2,048,958
60% LAR : 40% CIR	25%	-£1,051,574	-£1,865,899	-£1,873,442	-£1,886,952	-£1,920,726	-£2,123,370	-£2,242,541
60% LAR : 40% CIR	**26%**	**-£1,098,792**	**-£1,903,664**	**-£1,911,203**	**-£1,924,706**	**-£1,958,464**	**-£2,161,705**	**-£2,283,081**
60% LAR : 40% CIR	30%	-£1,288,239	-£2,055,291	-£2,062,817	-£2,076,296	-£2,109,991	-£2,324,751	-£2,445,904
60% LAR : 40% CIR	35%	-£1,526,333	-£2,253,490	-£2,261,591	-£2,276,100	-£2,312,373	-£2,530,007	-£2,650,915
60% LAR : 40% CIR	40%	-£1,765,842	-£2,460,823	-£2,468,912	-£2,483,395	-£2,519,605	-£2,736,861	-£2,857,558
60% LAR : 40% CIR	45%	-£2,006,751	-£2,669,657	-£2,677,735	-£2,692,197	-£2,728,354	-£2,945,294	-£3,065,817
60% LAR : 40% CIR	50%	-£2,256,656	-£2,879,978	-£2,888,047	-£2,902,493	-£2,938,607	-£3,155,294	-£3,275,675

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£738,577	-£311,972	-£319,636	-£333,363	-£367,680	-£573,585	-£687,976
60% LAR : 40% CIR	5%	£509,258	-£494,066	-£501,701	-£515,377	-£549,564	-£754,694	-£868,654
60% LAR : 40% CIR	10%	£278,442	-£677,648	-£685,256	-£698,884	-£732,953	-£937,369	-£1,050,933
60% LAR : 40% CIR	15%	£46,143	-£862,702	-£870,286	-£883,870	-£917,831	-£1,121,595	-£1,234,797
60% LAR : 40% CIR	20%	-£187,625	-£1,049,215	-£1,056,777	-£1,070,322	-£1,104,184	-£1,307,359	-£1,420,233
60% LAR : 40% CIR	25%	-£422,849	-£1,237,174	-£1,244,717	-£1,258,227	-£1,292,001	-£1,494,645	-£1,613,816
60% LAR : 40% CIR	**26%**	**-£470,067**	**-£1,274,939**	**-£1,282,478**	**-£1,295,981**	**-£1,329,739**	**-£1,532,980**	**-£1,654,356**
60% LAR : 40% CIR	30%	-£659,514	-£1,426,566	-£1,434,092	-£1,447,571	-£1,481,266	-£1,696,026	-£1,817,179
60% LAR : 40% CIR	35%	-£897,608	-£1,624,765	-£1,632,866	-£1,647,375	-£1,683,648	-£1,901,282	-£2,022,190
60% LAR : 40% CIR	40%	-£1,137,117	-£1,832,098	-£1,840,187	-£1,854,670	-£1,890,880	-£2,108,136	-£2,228,833
60% LAR : 40% CIR	45%	-£1,378,026	-£2,040,932	-£2,049,010	-£2,063,472	-£2,099,629	-£2,316,569	-£2,437,092
60% LAR : 40% CIR	50%	-£1,627,931	-£2,251,253	-£2,259,322	-£2,273,768	-£2,309,882	-£2,526,569	-£2,646,950

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,481,790	£431,241	£423,577	£409,849	£375,532	£169,628	£55,236
60% LAR : 40% CIR	5%	£1,252,471	£249,146	£241,512	£227,836	£193,648	-£11,481	-£125,441
60% LAR : 40% CIR	10%	£1,021,654	£65,565	£57,957	£44,329	£10,260	-£194,156	-£307,720
60% LAR : 40% CIR	15%	£789,355	-£119,489	-£127,073	-£140,658	-£174,618	-£378,382	-£491,585
60% LAR : 40% CIR	20%	£555,587	-£306,003	-£313,565	-£327,110	-£360,972	-£564,147	-£677,020
60% LAR : 40% CIR	25%	£320,363	-£493,962	-£501,505	-£515,014	-£548,788	-£751,433	-£870,603
60% LAR : 40% CIR	**26%**	**£273,146**	**-£531,726**	**-£539,266**	**-£552,769**	**-£586,526**	**-£789,768**	**-£911,143**
60% LAR : 40% CIR	30%	£83,698	-£683,354	-£690,879	-£704,358	-£738,053	-£952,813	-£1,073,967
60% LAR : 40% CIR	35%	-£154,395	-£881,552	-£889,654	-£904,162	-£940,435	-£1,158,070	-£1,278,978
60% LAR : 40% CIR	40%	-£393,904	-£1,088,886	-£1,096,974	-£1,111,458	-£1,147,667	-£1,364,923	-£1,485,620
60% LAR : 40% CIR	45%	-£634,813	-£1,297,720	-£1,305,798	-£1,320,260	-£1,356,417	-£1,573,357	-£1,693,880
60% LAR : 40% CIR	50%	-£884,719	-£1,508,040	-£1,516,110	-£1,530,555	-£1,566,670	-£1,783,356	-£1,903,738

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		Value Area	Zone C - £1,150 psf

No Units	15
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,947,745	£1,886,107	£1,878,443	£1,864,717	£1,830,399	£1,624,495	£1,510,104
60% LAR : 40% CIR	5%	£2,683,755	£1,669,896	£1,662,261	£1,648,586	£1,614,398	£1,409,270	£1,295,308
60% LAR : 40% CIR	10%	£2,418,267	£1,452,199	£1,444,591	£1,430,963	£1,396,894	£1,192,478	£1,078,914
60% LAR : 40% CIR	15%	£2,151,297	£1,233,028	£1,225,444	£1,211,860	£1,177,899	£974,135	£860,933
60% LAR : 40% CIR	20%	£1,882,858	£1,012,398	£1,004,836	£991,291	£957,429	£754,255	£641,380
60% LAR : 40% CIR	25%	£1,612,964	£790,322	£782,779	£769,270	£735,496	£532,851	£420,271
60% LAR : 40% CIR	**26%**	**£1,558,812**	**£745,735**	**£738,195**	**£724,692**	**£690,935**	**£488,389**	**£375,864**
60% LAR : 40% CIR	30%	£1,341,627	£566,814	£559,289	£545,810	£512,114	£309,940	£197,620
60% LAR : 40% CIR	35%	£1,068,863	£341,888	£334,377	£320,926	£287,298	£85,534	-£28,042
60% LAR : 40% CIR	40%	£794,684	£115,557	£108,058	£94,631	£61,062	-£150,786	-£271,484
60% LAR : 40% CIR	45%	£519,104	-£120,384	-£128,461	-£142,924	-£179,081	-£396,021	-£516,543
60% LAR : 40% CIR	50%	£242,137	-£367,503	-£375,573	-£390,019	-£426,134	-£642,820	-£763,202

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£714,093	-£1,775,730	-£1,783,394	-£1,797,121	-£1,831,438	-£2,037,342	-£2,151,734
60% LAR : 40% CIR	5%	-£978,083	-£1,991,941	-£1,999,576	-£2,013,251	-£2,047,440	-£2,252,568	-£2,366,529
60% LAR : 40% CIR	10%	-£1,243,570	-£2,209,638	-£2,217,247	-£2,230,875	-£2,264,944	-£2,469,360	-£2,582,924
60% LAR : 40% CIR	15%	-£1,510,540	-£2,428,809	-£2,436,393	-£2,449,978	-£2,483,938	-£2,687,702	-£2,800,905
60% LAR : 40% CIR	20%	-£1,778,979	-£2,649,440	-£2,657,001	-£2,670,547	-£2,704,409	-£2,907,582	-£3,020,457
60% LAR : 40% CIR	25%	-£2,048,874	-£2,871,515	-£2,879,058	-£2,892,568	-£2,926,342	-£3,128,986	-£3,241,566
60% LAR : 40% CIR	**26%**	**-£2,103,026**	**-£2,916,103**	**-£2,923,642**	**-£2,937,145**	**-£2,970,903**	**-£3,173,448**	**-£3,285,974**
60% LAR : 40% CIR	30%	-£2,320,210	-£3,095,024	-£3,102,548	-£3,116,027	-£3,149,723	-£3,351,898	-£3,464,217
60% LAR : 40% CIR	35%	-£2,592,975	-£3,319,950	-£3,327,461	-£3,340,911	-£3,374,539	-£3,576,304	-£3,689,879
60% LAR : 40% CIR	40%	-£2,867,153	-£3,546,281	-£3,553,779	-£3,567,207	-£3,600,776	-£3,812,624	-£3,933,322
60% LAR : 40% CIR	45%	-£3,142,734	-£3,782,221	-£3,790,298	-£3,804,761	-£3,840,918	-£4,057,858	-£4,178,380
60% LAR : 40% CIR	50%	-£3,419,700	-£4,029,341	-£4,037,411	-£4,051,857	-£4,087,971	-£4,304,657	-£4,425,039

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£803,270	-£258,368	-£266,032	-£279,758	-£314,076	-£519,980	-£634,371
60% LAR : 40% CIR	5%	£539,280	-£474,579	-£482,214	-£495,889	-£530,077	-£735,205	-£849,167
60% LAR : 40% CIR	10%	£273,792	-£692,276	-£699,884	-£713,512	-£747,581	-£951,997	-£1,065,561
60% LAR : 40% CIR	15%	£6,822	-£911,447	-£919,031	-£932,615	-£966,576	-£1,170,340	-£1,283,542
60% LAR : 40% CIR	20%	-£261,617	-£1,132,077	-£1,139,639	-£1,153,184	-£1,187,046	-£1,390,220	-£1,503,095
60% LAR : 40% CIR	25%	-£531,511	-£1,354,153	-£1,361,696	-£1,375,205	-£1,408,979	-£1,611,624	-£1,724,204
60% LAR : 40% CIR	**26%**	**-£585,663**	**-£1,398,740**	**-£1,406,280**	**-£1,419,783**	**-£1,453,540**	**-£1,656,086**	**-£1,768,611**
60% LAR : 40% CIR	30%	-£802,848	-£1,577,661	-£1,585,186	-£1,598,665	-£1,632,361	-£1,834,535	-£1,946,855
60% LAR : 40% CIR	35%	-£1,075,612	-£1,802,587	-£1,810,098	-£1,823,549	-£1,857,177	-£2,058,941	-£2,172,517
60% LAR : 40% CIR	40%	-£1,349,791	-£2,028,918	-£2,036,417	-£2,049,844	-£2,083,413	-£2,295,261	-£2,415,959
60% LAR : 40% CIR	45%	-£1,625,371	-£2,264,859	-£2,272,936	-£2,287,399	-£2,323,556	-£2,540,496	-£2,661,018
60% LAR : 40% CIR	50%	-£1,902,338	-£2,511,978	-£2,520,048	-£2,534,494	-£2,570,609	-£2,787,295	-£2,907,677

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,431,995	£370,357	£362,693	£348,967	£314,649	£108,745	-£5,646
60% LAR : 40% CIR	5%	£1,168,005	£154,146	£146,511	£132,836	£98,648	-£106,480	-£220,442
60% LAR : 40% CIR	10%	£902,517	-£63,551	-£71,159	-£84,787	-£118,856	-£323,272	-£436,836
60% LAR : 40% CIR	15%	£635,547	-£282,722	-£290,306	-£303,890	-£337,851	-£541,615	-£654,817
60% LAR : 40% CIR	20%	£367,108	-£503,352	-£510,914	-£524,459	-£558,321	-£761,495	-£874,370
60% LAR : 40% CIR	25%	£97,214	-£725,428	-£732,971	-£746,480	-£780,254	-£982,899	-£1,095,479
60% LAR : 40% CIR	**26%**	**£43,062**	**-£770,015**	**-£777,555**	**-£791,058**	**-£824,815**	**-£1,027,361**	**-£1,139,886**
60% LAR : 40% CIR	30%	-£174,123	-£948,936	-£956,461	-£969,940	-£1,003,636	-£1,205,810	-£1,318,130
60% LAR : 40% CIR	35%	-£446,887	-£1,173,862	-£1,181,373	-£1,194,824	-£1,228,452	-£1,430,216	-£1,543,792
60% LAR : 40% CIR	40%	-£721,066	-£1,400,193	-£1,407,692	-£1,421,119	-£1,454,688	-£1,666,536	-£1,787,234
60% LAR : 40% CIR	45%	-£996,646	-£1,636,134	-£1,644,211	-£1,658,674	-£1,694,831	-£1,911,771	-£2,032,293
60% LAR : 40% CIR	50%	-£1,273,613	-£1,883,253	-£1,891,323	-£1,905,769	-£1,941,884	-£2,158,570	-£2,278,952

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,175,207	£1,113,570	£1,105,906	£1,092,179	£1,057,862	£851,958	£737,566
60% LAR : 40% CIR	5%	£1,911,217	£897,359	£889,724	£876,049	£841,860	£636,732	£522,771
60% LAR : 40% CIR	10%	£1,645,730	£679,662	£672,053	£658,425	£624,356	£419,940	£306,376
60% LAR : 40% CIR	15%	£1,378,760	£460,491	£452,907	£439,322	£405,362	£201,598	£88,395
60% LAR : 40% CIR	20%	£1,110,321	£239,860	£232,299	£218,753	£184,891	-£18,282	-£131,157
60% LAR : 40% CIR	25%	£840,426	£17,785	£10,242	-£3,268	-£37,042	-£239,686	-£352,266
60% LAR : 40% CIR	**26%**	**£786,274**	**-£26,803**	**-£34,342**	**-£47,845**	**-£81,603**	**-£284,148**	**-£396,674**
60% LAR : 40% CIR	30%	£569,090	-£205,724	-£213,248	-£226,727	-£260,423	-£462,598	-£574,917
60% LAR : 40% CIR	35%	£296,325	-£430,650	-£438,161	-£451,611	-£485,239	-£687,004	-£800,579
60% LAR : 40% CIR	40%	£22,147	-£656,981	-£664,479	-£677,907	-£711,476	-£923,324	-£1,044,022
60% LAR : 40% CIR	45%	-£253,434	-£892,921	-£900,998	-£915,461	-£951,618	-£1,168,558	-£1,289,080
60% LAR : 40% CIR	50%	-£530,400	-£1,140,041	-£1,148,111	-£1,162,557	-£1,198,671	-£1,415,357	-£1,535,739

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats	
No Units	15
Site Area	0.04 Ha

Value Area	Zone C - £1,350 psf	
Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£4,334,578	£3,250,766	£3,243,102	£3,229,374	£3,195,057	£2,989,153	£2,874,761
60% LAR : 40% CIR	5%	£4,001,247	£2,966,322	£2,958,687	£2,945,012	£2,910,823	£2,705,695	£2,591,734
60% LAR : 40% CIR	10%	£3,666,418	£2,680,391	£2,672,783	£2,659,155	£2,625,086	£2,420,671	£2,307,106
60% LAR : 40% CIR	15%	£3,330,107	£2,392,987	£2,385,404	£2,371,820	£2,337,859	£2,134,095	£2,020,892
60% LAR : 40% CIR	20%	£2,992,326	£2,104,124	£2,096,563	£2,083,017	£2,049,156	£1,845,982	£1,733,107
60% LAR : 40% CIR	25%	£2,653,090	£1,813,816	£1,806,274	£1,792,763	£1,758,990	£1,556,346	£1,443,765
60% LAR : 40% CIR	**26%**	**£2,585,069**	**£1,755,582**	**£1,748,043**	**£1,734,540**	**£1,700,783**	**£1,498,237**	**£1,385,712**
60% LAR : 40% CIR	30%	£2,312,411	£1,522,075	£1,514,549	£1,501,071	£1,467,375	£1,265,201	£1,152,881
60% LAR : 40% CIR	35%	£1,970,305	£1,228,916	£1,221,405	£1,207,954	£1,174,327	£972,562	£860,470
60% LAR : 40% CIR	40%	£1,626,785	£934,351	£926,854	£913,425	£879,856	£678,443	£566,546
60% LAR : 40% CIR	45%	£1,281,863	£638,396	£630,907	£617,499	£583,979	£382,858	£271,124
60% LAR : 40% CIR	50%	£935,555	£341,063	£333,582	£320,190	£286,708	£85,823	-£27,203

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£672,741	-£411,071	-£418,736	-£432,463	-£466,780	-£672,685	-£787,076
60% LAR : 40% CIR	5%	£339,409	-£695,516	-£703,151	-£716,826	-£751,014	-£956,143	-£1,070,104
60% LAR : 40% CIR	10%	£4,580	-£981,446	-£989,055	-£1,002,683	-£1,036,752	-£1,241,167	-£1,354,731
60% LAR : 40% CIR	15%	-£331,731	-£1,268,850	-£1,276,434	-£1,290,018	-£1,323,978	-£1,527,742	-£1,640,945
60% LAR : 40% CIR	20%	-£669,512	-£1,557,713	-£1,565,275	-£1,578,820	-£1,612,682	-£1,815,856	-£1,928,730
60% LAR : 40% CIR	25%	-£1,008,748	-£1,848,022	-£1,855,564	-£1,869,074	-£1,902,848	-£2,105,492	-£2,218,072
60% LAR : 40% CIR	**26%**	**-£1,076,769**	**-£1,906,256**	**-£1,913,795**	**-£1,927,297**	**-£1,961,055**	**-£2,163,600**	**-£2,276,126**
60% LAR : 40% CIR	30%	-£1,349,426	-£2,139,763	-£2,147,288	-£2,160,766	-£2,194,462	-£2,396,637	-£2,508,956
60% LAR : 40% CIR	35%	-£1,691,532	-£2,432,921	-£2,440,432	-£2,453,884	-£2,487,511	-£2,689,275	-£2,801,367
60% LAR : 40% CIR	40%	-£2,035,053	-£2,727,486	-£2,734,984	-£2,748,412	-£2,781,981	-£2,983,394	-£3,095,291
60% LAR : 40% CIR	45%	-£2,379,974	-£3,023,441	-£3,030,930	-£3,044,338	-£3,077,858	-£3,278,979	-£3,390,713
60% LAR : 40% CIR	50%	-£2,726,283	-£3,320,774	-£3,328,256	-£3,341,647	-£3,375,129	-£3,576,015	-£3,689,041

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,190,103	£1,106,291	£1,098,627	£1,084,899	£1,050,582	£844,678	£730,286
60% LAR : 40% CIR	5%	£1,856,772	£821,847	£814,212	£800,537	£766,348	£561,220	£447,259
60% LAR : 40% CIR	10%	£1,521,943	£535,916	£528,308	£514,680	£480,611	£276,196	£162,631
60% LAR : 40% CIR	15%	£1,185,632	£248,512	£240,929	£227,345	£193,384	-£10,380	-£123,583
60% LAR : 40% CIR	20%	£847,851	-£40,351	-£47,912	-£61,458	-£95,319	-£298,493	-£411,368
60% LAR : 40% CIR	25%	£508,615	-£330,659	-£338,201	-£351,712	-£385,485	-£588,129	-£700,710
60% LAR : 40% CIR	**26%**	**£440,594**	**-£388,893**	**-£396,432**	**-£409,935**	**-£443,692**	**-£646,238**	**-£758,763**
60% LAR : 40% CIR	30%	£167,936	-£622,400	-£629,926	-£643,404	-£677,100	-£879,274	-£991,594
60% LAR : 40% CIR	35%	-£174,170	-£915,559	-£923,070	-£936,521	-£970,148	-£1,171,913	-£1,284,005
60% LAR : 40% CIR	40%	-£517,690	-£1,210,124	-£1,217,621	-£1,231,050	-£1,264,619	-£1,466,032	-£1,577,929
60% LAR : 40% CIR	45%	-£862,612	-£1,506,079	-£1,513,568	-£1,526,976	-£1,560,496	-£1,761,617	-£1,873,351
60% LAR : 40% CIR	50%	-£1,208,920	-£1,803,412	-£1,810,893	-£1,824,285	-£1,857,767	-£2,058,652	-£2,171,678

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,818,828	£1,735,016	£1,727,352	£1,713,624	£1,679,307	£1,473,403	£1,359,011
60% LAR : 40% CIR	5%	£2,485,497	£1,450,572	£1,442,937	£1,429,262	£1,395,073	£1,189,945	£1,075,984
60% LAR : 40% CIR	10%	£2,150,668	£1,164,641	£1,157,033	£1,143,405	£1,109,336	£904,921	£791,356
60% LAR : 40% CIR	15%	£1,814,357	£877,237	£869,654	£856,070	£822,109	£618,345	£505,142
60% LAR : 40% CIR	20%	£1,476,576	£588,374	£580,813	£567,267	£533,406	£330,232	£217,357
60% LAR : 40% CIR	25%	£1,137,340	£298,066	£290,524	£277,013	£243,240	£40,596	-£71,985
60% LAR : 40% CIR	**26%**	**£1,069,319**	**£239,832**	**£232,293**	**£218,790**	**£185,033**	**-£17,513**	**-£130,038**
60% LAR : 40% CIR	30%	£796,661	£6,325	-£1,201	-£14,679	-£48,375	-£250,549	-£362,869
60% LAR : 40% CIR	35%	£454,555	-£286,834	-£294,345	-£307,796	-£341,423	-£543,188	-£655,280
60% LAR : 40% CIR	40%	£111,035	-£581,399	-£588,896	-£602,325	-£635,894	-£837,307	-£949,204
60% LAR : 40% CIR	45%	-£233,887	-£877,354	-£884,843	-£898,251	-£931,771	-£1,132,892	-£1,244,626
60% LAR : 40% CIR	50%	-£580,195	-£1,174,687	-£1,182,168	-£1,195,560	-£1,229,042	-£1,429,927	-£1,542,953

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,562,041	£2,478,229	£2,470,564	£2,456,837	£2,422,520	£2,216,615	£2,102,224
60% LAR : 40% CIR	5%	£3,228,709	£2,193,784	£2,186,149	£2,172,474	£2,138,286	£1,933,157	£1,819,196
60% LAR : 40% CIR	10%	£2,893,880	£1,907,854	£1,900,245	£1,886,617	£1,852,548	£1,648,133	£1,534,569
60% LAR : 40% CIR	15%	£2,557,569	£1,620,450	£1,612,866	£1,599,282	£1,565,322	£1,361,558	£1,248,355
60% LAR : 40% CIR	20%	£2,219,788	£1,331,587	£1,324,025	£1,310,480	£1,276,618	£1,073,444	£960,570
60% LAR : 40% CIR	25%	£1,880,552	£1,041,278	£1,033,736	£1,020,226	£986,452	£783,808	£671,228
60% LAR : 40% CIR	**26%**	**£1,812,531**	**£983,044**	**£975,505**	**£962,003**	**£928,245**	**£725,700**	**£613,174**
60% LAR : 40% CIR	30%	£1,539,874	£749,537	£742,012	£728,534	£694,838	£492,663	£380,344
60% LAR : 40% CIR	35%	£1,197,768	£456,379	£448,868	£435,416	£401,789	£200,025	£87,933
60% LAR : 40% CIR	40%	£854,247	£161,814	£154,316	£140,888	£107,319	-£94,094	-£205,991
60% LAR : 40% CIR	45%	£509,326	-£134,141	-£141,630	-£155,038	-£188,558	-£389,679	-£501,413
60% LAR : 40% CIR	50%	£163,017	-£431,474	-£438,956	-£452,347	-£485,829	-£686,715	-£799,741

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		**Value Area**	**Zone C - £1,500 psf**

No Units	**15**
Site Area	**0.04 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£5,374,704	£4,274,259	£4,266,595	£4,252,869	£4,218,551	£4,012,647	£3,898,256
60% LAR : 40% CIR	5%	£4,989,366	£3,938,640	£3,931,006	£3,917,331	£3,883,143	£3,678,014	£3,564,054
60% LAR : 40% CIR	10%	£4,602,531	£3,601,535	£3,593,927	£3,580,299	£3,546,230	£3,341,815	£3,228,250
60% LAR : 40% CIR	15%	£4,214,213	£3,262,957	£3,255,373	£3,241,789	£3,207,828	£3,004,064	£2,890,862
60% LAR : 40% CIR	20%	£3,824,427	£2,922,920	£2,915,358	£2,901,813	£2,867,950	£2,664,776	£2,551,902
60% LAR : 40% CIR	25%	£3,433,183	£2,581,436	£2,573,893	£2,560,384	£2,526,610	£2,323,965	£2,211,385
60% LAR : 40% CIR	**26%**	**£3,354,762**	**£2,512,967**	**£2,505,429**	**£2,491,926**	**£2,458,168**	**£2,255,622**	**£2,143,097**
60% LAR : 40% CIR	30%	£3,040,499	£2,238,520	£2,230,996	£2,217,517	£2,183,821	£1,981,646	£1,869,327
60% LAR : 40% CIR	35%	£2,646,387	£1,894,187	£1,886,676	£1,873,225	£1,839,597	£1,637,832	£1,525,741
60% LAR : 40% CIR	40%	£2,250,860	£1,548,448	£1,540,949	£1,527,522	£1,493,953	£1,292,540	£1,180,643
60% LAR : 40% CIR	45%	£1,853,932	£1,201,318	£1,193,830	£1,180,421	£1,146,901	£945,780	£834,046
60% LAR : 40% CIR	50%	£1,455,617	£852,810	£845,329	£831,937	£798,456	£597,569	£485,966

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,712,866	£612,422	£604,758	£591,031	£556,714	£350,810	£236,418
60% LAR : 40% CIR	5%	£1,327,528	£276,803	£269,168	£255,493	£221,306	£16,176	-£97,784
60% LAR : 40% CIR	10%	£940,693	-£60,302	-£67,910	-£81,538	-£115,607	-£320,022	-£433,587
60% LAR : 40% CIR	15%	£552,376	-£398,880	-£406,465	-£420,048	-£454,010	-£657,773	-£770,975
60% LAR : 40% CIR	20%	£162,589	-£738,918	-£746,479	-£760,025	-£793,888	-£997,061	-£1,109,935
60% LAR : 40% CIR	25%	-£228,654	-£1,080,401	-£1,087,944	-£1,101,453	-£1,135,228	-£1,337,872	-£1,450,452
60% LAR : 40% CIR	**26%**	**-£307,076**	**-£1,148,871**	**-£1,156,409**	**-£1,169,912**	**-£1,203,670**	**-£1,406,215**	**-£1,518,740**
60% LAR : 40% CIR	30%	-£621,338	-£1,423,317	-£1,430,842	-£1,444,321	-£1,478,017	-£1,680,191	-£1,792,511
60% LAR : 40% CIR	35%	-£1,015,451	-£1,767,650	-£1,775,161	-£1,788,613	-£1,822,240	-£2,024,005	-£2,136,096
60% LAR : 40% CIR	40%	-£1,410,978	-£2,113,390	-£2,120,888	-£2,134,316	-£2,167,885	-£2,369,298	-£2,481,194
60% LAR : 40% CIR	45%	-£1,807,905	-£2,460,520	-£2,468,008	-£2,481,416	-£2,514,936	-£2,716,057	-£2,827,791
60% LAR : 40% CIR	50%	-£2,206,220	-£2,809,027	-£2,816,508	-£2,829,901	-£2,863,381	-£3,064,268	-£3,175,871

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,230,229	£2,129,784	£2,122,120	£2,108,394	£2,074,076	£1,868,172	£1,753,781
60% LAR : 40% CIR	5%	£2,844,891	£1,794,165	£1,786,531	£1,772,856	£1,738,668	£1,533,539	£1,419,579
60% LAR : 40% CIR	10%	£2,458,056	£1,457,060	£1,449,452	£1,435,824	£1,401,755	£1,197,340	£1,083,775
60% LAR : 40% CIR	15%	£2,069,738	£1,118,482	£1,110,898	£1,097,314	£1,063,353	£859,589	£746,387
60% LAR : 40% CIR	20%	£1,679,952	£778,445	£770,883	£757,338	£723,475	£520,301	£407,427
60% LAR : 40% CIR	25%	£1,288,708	£436,961	£429,418	£415,909	£382,135	£179,490	£66,910
60% LAR : 40% CIR	**26%**	**£1,210,287**	**£368,492**	**£360,954**	**£347,451**	**£313,693**	**£111,147**	**-£1,378**
60% LAR : 40% CIR	30%	£896,024	£94,045	£86,521	£73,042	£39,346	-£162,829	-£275,148
60% LAR : 40% CIR	35%	£501,912	-£250,288	-£257,799	-£271,250	-£304,878	-£506,643	-£618,734
60% LAR : 40% CIR	40%	£106,385	-£596,027	-£603,526	-£616,953	-£650,522	-£851,935	-£963,832
60% LAR : 40% CIR	45%	-£290,543	-£943,157	-£950,645	-£964,054	-£997,574	-£1,198,695	-£1,310,429
60% LAR : 40% CIR	50%	-£688,858	-£1,291,665	-£1,299,146	-£1,312,538	-£1,346,019	-£1,546,906	-£1,658,509

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,858,954	£2,758,509	£2,750,845	£2,737,119	£2,702,801	£2,496,897	£2,382,506
60% LAR : 40% CIR	5%	£3,473,616	£2,422,890	£2,415,256	£2,401,581	£2,367,393	£2,162,264	£2,048,304
60% LAR : 40% CIR	10%	£3,086,781	£2,085,785	£2,078,177	£2,064,549	£2,030,480	£1,826,065	£1,712,500
60% LAR : 40% CIR	15%	£2,698,463	£1,747,207	£1,739,623	£1,726,039	£1,692,078	£1,488,314	£1,375,112
60% LAR : 40% CIR	20%	£2,308,677	£1,407,170	£1,399,608	£1,386,063	£1,352,200	£1,149,026	£1,036,152
60% LAR : 40% CIR	25%	£1,917,433	£1,065,686	£1,058,143	£1,044,634	£1,010,860	£808,215	£695,635
60% LAR : 40% CIR	**26%**	**£1,839,012**	**£997,217**	**£989,679**	**£976,176**	**£942,418**	**£739,872**	**£627,347**
60% LAR : 40% CIR	30%	£1,524,749	£722,770	£715,246	£701,767	£668,071	£465,896	£353,577
60% LAR : 40% CIR	35%	£1,130,637	£378,437	£370,926	£357,475	£323,847	£122,082	£9,991
60% LAR : 40% CIR	40%	£735,110	£32,698	£25,199	£11,772	-£21,797	-£223,210	-£335,107
60% LAR : 40% CIR	45%	£338,182	-£314,432	-£321,920	-£335,329	-£368,849	-£569,970	-£681,704
60% LAR : 40% CIR	50%	-£60,133	-£662,940	-£670,421	-£683,813	-£717,294	-£918,181	-£1,029,784

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,602,166	£3,501,722	£3,494,058	£3,480,331	£3,446,014	£3,240,110	£3,125,718
60% LAR : 40% CIR	5%	£4,216,828	£3,166,103	£3,158,468	£3,144,793	£3,110,606	£2,905,476	£2,791,516
60% LAR : 40% CIR	10%	£3,829,993	£2,828,998	£2,821,390	£2,807,762	£2,773,693	£2,569,278	£2,455,713
60% LAR : 40% CIR	15%	£3,441,676	£2,490,420	£2,482,835	£2,469,252	£2,435,290	£2,231,527	£2,118,325
60% LAR : 40% CIR	20%	£3,051,889	£2,150,382	£2,142,821	£2,129,275	£2,095,412	£1,892,239	£1,779,365
60% LAR : 40% CIR	25%	£2,660,646	£1,808,899	£1,801,356	£1,787,847	£1,754,072	£1,551,428	£1,438,848
60% LAR : 40% CIR	**26%**	**£2,582,224**	**£1,740,429**	**£1,732,891**	**£1,719,388**	**£1,685,630**	**£1,483,085**	**£1,370,560**
60% LAR : 40% CIR	30%	£2,267,962	£1,465,983	£1,458,458	£1,444,979	£1,411,283	£1,209,109	£1,096,789
60% LAR : 40% CIR	35%	£1,873,849	£1,121,650	£1,114,139	£1,100,687	£1,067,060	£865,295	£753,204
60% LAR : 40% CIR	40%	£1,478,322	£775,910	£768,412	£754,984	£721,415	£520,002	£408,106
60% LAR : 40% CIR	45%	£1,081,395	£428,780	£421,292	£407,884	£374,364	£173,243	£61,509
60% LAR : 40% CIR	50%	£683,080	£80,273	£72,792	£59,399	£25,919	-£174,968	-£286,571

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats	

Value Area	**Zone C - £1,750 psf**

No Units	**15**
Site Area	**0.04 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£7,108,247	£5,980,082	£5,972,418	£5,958,692	£5,924,375	£5,718,470	£5,604,079
60% LAR : 40% CIR	5%	£6,636,231	£5,559,172	£5,551,538	£5,537,863	£5,503,674	£5,298,546	£5,184,586
60% LAR : 40% CIR	10%	£6,162,720	£5,136,776	£5,129,168	£5,115,540	£5,081,471	£4,877,055	£4,763,491
60% LAR : 40% CIR	15%	£5,687,725	£4,712,907	£4,705,323	£4,691,738	£4,657,778	£4,454,014	£4,340,811
60% LAR : 40% CIR	20%	£5,211,260	£4,287,578	£4,280,016	£4,266,471	£4,232,609	£4,029,435	£3,916,560
60% LAR : 40% CIR	25%	£4,733,341	£3,860,803	£3,853,261	£3,839,751	£3,805,978	£3,603,333	£3,490,753
60% LAR : 40% CIR	**26%**	**£4,637,584**	**£3,775,277**	**£3,767,738**	**£3,754,234**	**£3,720,477**	**£3,517,931**	**£3,405,406**
60% LAR : 40% CIR	30%	£4,253,979	£3,432,597	£3,425,071	£3,411,592	£3,377,897	£3,175,722	£3,063,403
60% LAR : 40% CIR	35%	£3,773,189	£3,002,972	£2,995,461	£2,982,009	£2,948,382	£2,746,618	£2,634,526
60% LAR : 40% CIR	40%	£3,290,985	£2,571,942	£2,564,443	£2,551,015	£2,517,447	£2,316,033	£2,204,136
60% LAR : 40% CIR	45%	£2,807,381	£2,139,521	£2,132,032	£2,118,623	£2,085,104	£1,883,983	£1,772,249
60% LAR : 40% CIR	50%	£2,322,388	£1,705,721	£1,698,240	£1,684,848	£1,651,367	£1,450,481	£1,338,878

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,446,409	£2,318,245	£2,310,581	£2,296,854	£2,262,537	£2,056,633	£1,942,241
60% LAR : 40% CIR	5%	£2,974,393	£1,897,335	£1,889,700	£1,876,025	£1,841,837	£1,636,708	£1,522,748
60% LAR : 40% CIR	10%	£2,500,882	£1,474,939	£1,467,331	£1,453,703	£1,419,634	£1,215,218	£1,101,654
60% LAR : 40% CIR	15%	£2,025,887	£1,051,069	£1,043,485	£1,029,901	£995,940	£792,176	£678,974
60% LAR : 40% CIR	20%	£1,549,422	£625,740	£618,178	£604,633	£570,771	£367,597	£254,723
60% LAR : 40% CIR	25%	£1,071,503	£198,966	£191,424	£177,913	£144,140	-£58,504	-£171,085
60% LAR : 40% CIR	**26%**	**£975,746**	**£113,439**	**£105,900**	**£92,397**	**£58,639**	**-£143,906**	**-£256,432**
60% LAR : 40% CIR	30%	£592,142	-£229,241	-£236,766	-£250,245	-£283,940	-£486,115	-£598,434
60% LAR : 40% CIR	35%	£111,352	-£658,866	-£666,377	-£679,828	-£713,455	-£915,220	-£1,027,312
60% LAR : 40% CIR	40%	-£370,852	-£1,089,895	-£1,097,394	-£1,110,822	-£1,144,391	-£1,345,805	-£1,457,701
60% LAR : 40% CIR	45%	-£854,457	-£1,522,317	-£1,529,806	-£1,543,214	-£1,576,734	-£1,777,855	-£1,889,589
60% LAR : 40% CIR	50%	-£1,339,449	-£1,956,116	-£1,963,597	-£1,976,990	-£2,010,470	-£2,211,356	-£2,322,959

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,963,772	£3,835,607	£3,827,943	£3,814,217	£3,779,900	£3,573,995	£3,459,604
60% LAR : 40% CIR	5%	£4,491,756	£3,414,697	£3,407,063	£3,393,388	£3,359,199	£3,154,071	£3,040,111
60% LAR : 40% CIR	10%	£4,018,245	£2,992,301	£2,984,693	£2,971,065	£2,936,996	£2,732,580	£2,619,016
60% LAR : 40% CIR	15%	£3,543,250	£2,568,432	£2,560,848	£2,547,263	£2,513,303	£2,309,539	£2,196,336
60% LAR : 40% CIR	20%	£3,066,785	£2,143,103	£2,135,541	£2,121,996	£2,088,134	£1,884,960	£1,772,085
60% LAR : 40% CIR	25%	£2,588,866	£1,716,328	£1,708,786	£1,695,276	£1,661,503	£1,458,858	£1,346,278
60% LAR : 40% CIR	**26%**	**£2,493,109**	**£1,630,802**	**£1,623,263**	**£1,609,759**	**£1,576,002**	**£1,373,456**	**£1,260,931**
60% LAR : 40% CIR	30%	£2,109,504	£1,288,122	£1,280,596	£1,267,117	£1,233,422	£1,031,247	£918,928
60% LAR : 40% CIR	35%	£1,628,714	£858,497	£850,986	£837,534	£803,907	£602,143	£490,051
60% LAR : 40% CIR	40%	£1,146,510	£427,467	£419,968	£406,540	£372,972	£171,558	£59,661
60% LAR : 40% CIR	45%	£662,906	-£4,954	-£12,443	-£25,852	-£59,371	-£260,492	-£372,226
60% LAR : 40% CIR	50%	£177,913	-£438,754	-£446,235	-£459,627	-£493,108	-£693,994	-£805,597

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,592,497	£4,464,332	£4,456,668	£4,442,942	£4,408,625	£4,202,720	£4,088,329
60% LAR : 40% CIR	5%	£5,120,481	£4,043,422	£4,035,788	£4,022,113	£3,987,924	£3,782,796	£3,668,836
60% LAR : 40% CIR	10%	£4,646,970	£3,621,026	£3,613,418	£3,599,790	£3,565,721	£3,361,305	£3,247,741
60% LAR : 40% CIR	15%	£4,171,975	£3,197,157	£3,189,573	£3,175,988	£3,142,028	£2,938,264	£2,825,061
60% LAR : 40% CIR	20%	£3,695,510	£2,771,828	£2,764,266	£2,750,721	£2,716,859	£2,513,685	£2,400,810
60% LAR : 40% CIR	25%	£3,217,591	£2,345,053	£2,337,511	£2,324,001	£2,290,228	£2,087,583	£1,975,003
60% LAR : 40% CIR	**26%**	**£3,121,834**	**£2,259,527**	**£2,251,988**	**£2,238,484**	**£2,204,727**	**£2,002,181**	**£1,889,656**
60% LAR : 40% CIR	30%	£2,738,229	£1,916,847	£1,909,321	£1,895,842	£1,862,147	£1,659,972	£1,547,653
60% LAR : 40% CIR	35%	£2,257,439	£1,487,222	£1,479,711	£1,466,259	£1,432,632	£1,230,868	£1,118,776
60% LAR : 40% CIR	40%	£1,775,235	£1,056,192	£1,048,693	£1,035,265	£1,001,697	£800,283	£688,386
60% LAR : 40% CIR	45%	£1,291,631	£623,771	£616,282	£602,873	£569,354	£368,233	£256,499
60% LAR : 40% CIR	50%	£806,638	£189,971	£182,490	£169,098	£135,617	-£65,269	-£176,872

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,335,709	£5,207,545	£5,199,881	£5,186,154	£5,151,837	£4,945,933	£4,831,541
60% LAR : 40% CIR	5%	£5,863,693	£4,786,635	£4,779,000	£4,765,325	£4,731,137	£4,526,008	£4,412,048
60% LAR : 40% CIR	10%	£5,390,182	£4,364,239	£4,356,631	£4,343,003	£4,308,934	£4,104,518	£3,990,954
60% LAR : 40% CIR	15%	£4,915,187	£3,940,369	£3,932,785	£3,919,201	£3,885,240	£3,681,476	£3,568,274
60% LAR : 40% CIR	20%	£4,438,722	£3,515,040	£3,507,478	£3,493,933	£3,460,071	£3,256,897	£3,144,023
60% LAR : 40% CIR	25%	£3,960,803	£3,088,266	£3,080,724	£3,067,213	£3,033,440	£2,830,796	£2,718,215
60% LAR : 40% CIR	**26%**	**£3,865,046**	**£3,002,739**	**£2,995,200**	**£2,981,697**	**£2,947,939**	**£2,745,394**	**£2,632,868**
60% LAR : 40% CIR	30%	£3,481,442	£2,660,059	£2,652,534	£2,639,055	£2,605,360	£2,403,185	£2,290,866
60% LAR : 40% CIR	35%	£3,000,652	£2,230,434	£2,222,923	£2,209,472	£2,175,845	£1,974,080	£1,861,988
60% LAR : 40% CIR	40%	£2,518,448	£1,799,405	£1,791,906	£1,778,478	£1,744,909	£1,543,495	£1,431,599
60% LAR : 40% CIR	45%	£2,034,843	£1,366,983	£1,359,494	£1,346,086	£1,312,566	£1,111,445	£999,711
60% LAR : 40% CIR	50%	£1,549,851	£933,184	£925,703	£912,310	£878,830	£677,944	£566,341

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		Value Area	Zone C - £1,900 psf

No Units	15
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£8,148,373	£7,003,576	£6,995,913	£6,982,185	£6,947,868	£6,741,964	£6,627,572
60% LAR : 40% CIR	5%	£7,624,351	£6,531,491	£6,523,856	£6,510,181	£6,475,994	£6,270,865	£6,156,905
60% LAR : 40% CIR	10%	£7,098,832	£6,057,921	£6,050,313	£6,036,685	£6,002,616	£5,798,200	£5,684,636
60% LAR : 40% CIR	15%	£6,571,831	£5,582,877	£5,575,293	£5,561,708	£5,527,748	£5,323,984	£5,210,781
60% LAR : 40% CIR	20%	£6,043,361	£5,106,373	£5,098,811	£5,085,266	£5,051,404	£4,848,229	£4,735,356
60% LAR : 40% CIR	25%	£5,513,434	£4,628,424	£4,620,881	£4,607,372	£4,573,597	£4,370,953	£4,258,373
60% LAR : 40% CIR	**26%**	**£5,407,276**	**£4,532,662**	**£4,525,123**	**£4,511,620**	**£4,477,862**	**£4,275,316**	**£4,162,791**
60% LAR : 40% CIR	30%	£4,982,067	£4,149,042	£4,141,517	£4,128,039	£4,094,343	£3,892,168	£3,779,849
60% LAR : 40% CIR	35%	£4,449,271	£3,668,243	£3,660,732	£3,647,280	£3,613,653	£3,411,889	£3,299,797
60% LAR : 40% CIR	40%	£3,915,061	£3,186,038	£3,178,539	£3,165,112	£3,131,543	£2,930,129	£2,818,233
60% LAR : 40% CIR	45%	£3,379,450	£2,702,442	£2,694,954	£2,681,546	£2,648,025	£2,446,905	£2,335,171
60% LAR : 40% CIR	50%	£2,842,451	£2,217,468	£2,209,987	£2,196,595	£2,163,114	£1,962,228	£1,850,625

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,486,535	£3,341,738	£3,334,075	£3,320,348	£3,286,030	£3,080,126	£2,965,735
60% LAR : 40% CIR	5%	£3,962,513	£2,869,654	£2,862,019	£2,848,344	£2,814,156	£2,609,027	£2,495,067
60% LAR : 40% CIR	10%	£3,436,994	£2,396,083	£2,388,475	£2,374,847	£2,340,778	£2,136,362	£2,022,798
60% LAR : 40% CIR	15%	£2,909,993	£1,921,039	£1,913,455	£1,899,871	£1,865,910	£1,662,146	£1,548,944
60% LAR : 40% CIR	20%	£2,381,523	£1,444,536	£1,436,974	£1,423,429	£1,389,567	£1,186,392	£1,073,518
60% LAR : 40% CIR	25%	£1,851,597	£966,587	£959,044	£945,534	£911,760	£709,116	£596,535
60% LAR : 40% CIR	**26%**	**£1,745,439**	**£870,824**	**£863,285**	**£849,782**	**£816,024**	**£613,479**	**£500,954**
60% LAR : 40% CIR	30%	£1,320,230	£487,205	£479,679	£466,201	£432,505	£230,330	£118,011
60% LAR : 40% CIR	35%	£787,433	£6,405	-£1,106	-£14,557	-£48,184	-£249,949	-£362,041
60% LAR : 40% CIR	40%	£253,223	-£475,800	-£483,299	-£496,726	-£530,295	-£731,708	-£843,605
60% LAR : 40% CIR	45%	-£282,388	-£959,396	-£966,884	-£980,292	-£1,013,813	-£1,214,933	-£1,326,667
60% LAR : 40% CIR	50%	-£819,386	-£1,444,370	-£1,451,850	-£1,465,243	-£1,498,724	-£1,699,610	-£1,811,213

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,003,898	£4,859,101	£4,851,438	£4,837,710	£4,803,393	£4,597,489	£4,483,097
60% LAR : 40% CIR	5%	£5,479,876	£4,387,016	£4,379,381	£4,365,706	£4,331,519	£4,126,390	£4,012,430
60% LAR : 40% CIR	10%	£4,954,357	£3,913,446	£3,905,838	£3,892,210	£3,858,141	£3,653,725	£3,540,161
60% LAR : 40% CIR	15%	£4,427,356	£3,438,402	£3,430,818	£3,417,233	£3,383,273	£3,179,509	£3,066,306
60% LAR : 40% CIR	20%	£3,898,886	£2,961,898	£2,954,336	£2,940,791	£2,906,929	£2,703,754	£2,590,881
60% LAR : 40% CIR	25%	£3,368,959	£2,483,949	£2,476,406	£2,462,897	£2,429,122	£2,226,478	£2,113,898
60% LAR : 40% CIR	**26%**	**£3,262,801**	**£2,388,187**	**£2,380,648**	**£2,367,145**	**£2,333,387**	**£2,130,841**	**£2,018,316**
60% LAR : 40% CIR	30%	£2,837,592	£2,004,567	£1,997,042	£1,983,564	£1,949,868	£1,747,693	£1,635,374
60% LAR : 40% CIR	35%	£2,304,796	£1,523,768	£1,516,257	£1,502,805	£1,469,178	£1,267,414	£1,155,322
60% LAR : 40% CIR	40%	£1,770,586	£1,041,563	£1,034,064	£1,020,637	£987,068	£785,654	£673,758
60% LAR : 40% CIR	45%	£1,234,975	£557,967	£550,479	£537,071	£503,550	£302,430	£190,696
60% LAR : 40% CIR	50%	£697,976	£72,993	£65,512	£52,120	£18,639	-£182,247	-£293,850

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,632,623	£5,487,826	£5,480,163	£5,466,435	£5,432,118	£5,226,214	£5,111,822
60% LAR : 40% CIR	5%	£6,108,601	£5,015,741	£5,008,106	£4,994,431	£4,960,244	£4,755,115	£4,641,155
60% LAR : 40% CIR	10%	£5,583,082	£4,542,171	£4,534,563	£4,520,935	£4,486,866	£4,282,450	£4,168,886
60% LAR : 40% CIR	15%	£5,056,081	£4,067,127	£4,059,543	£4,045,958	£4,011,998	£3,808,234	£3,695,031
60% LAR : 40% CIR	20%	£4,527,611	£3,590,623	£3,583,061	£3,569,516	£3,535,654	£3,332,479	£3,219,606
60% LAR : 40% CIR	25%	£3,997,684	£3,112,674	£3,105,131	£3,091,622	£3,057,847	£2,855,203	£2,742,623
60% LAR : 40% CIR	**26%**	**£3,891,526**	**£3,016,912**	**£3,009,373**	**£2,995,870**	**£2,962,112**	**£2,759,566**	**£2,647,041**
60% LAR : 40% CIR	30%	£3,466,317	£2,633,292	£2,625,767	£2,612,289	£2,578,593	£2,376,418	£2,264,099
60% LAR : 40% CIR	35%	£2,933,521	£2,152,493	£2,144,982	£2,131,530	£2,097,903	£1,896,139	£1,784,047
60% LAR : 40% CIR	40%	£2,399,311	£1,670,288	£1,662,789	£1,649,362	£1,615,793	£1,414,379	£1,302,483
60% LAR : 40% CIR	45%	£1,863,700	£1,186,692	£1,179,204	£1,165,796	£1,132,275	£931,155	£819,421
60% LAR : 40% CIR	50%	£1,326,701	£701,718	£694,237	£680,845	£647,364	£446,478	£334,875

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,375,835	£6,231,038	£6,223,375	£6,209,648	£6,175,330	£5,969,426	£5,855,035
60% LAR : 40% CIR	5%	£6,851,813	£5,758,954	£5,751,319	£5,737,644	£5,703,456	£5,498,327	£5,384,367
60% LAR : 40% CIR	10%	£6,326,294	£5,285,383	£5,277,775	£5,264,147	£5,230,078	£5,025,662	£4,912,098
60% LAR : 40% CIR	15%	£5,799,293	£4,810,339	£4,802,755	£4,789,171	£4,755,210	£4,551,446	£4,438,244
60% LAR : 40% CIR	20%	£5,270,823	£4,333,836	£4,326,274	£4,312,729	£4,278,867	£4,075,692	£3,962,818
60% LAR : 40% CIR	25%	£4,740,897	£3,855,887	£3,848,344	£3,834,834	£3,801,060	£3,598,416	£3,485,835
60% LAR : 40% CIR	**26%**	**£4,634,739**	**£3,760,124**	**£3,752,585**	**£3,739,082**	**£3,705,324**	**£3,502,779**	**£3,390,254**
60% LAR : 40% CIR	30%	£4,209,530	£3,376,505	£3,368,979	£3,355,501	£3,321,805	£3,119,630	£3,007,311
60% LAR : 40% CIR	35%	£3,676,733	£2,895,705	£2,888,194	£2,874,743	£2,841,116	£2,639,351	£2,527,259
60% LAR : 40% CIR	40%	£3,142,523	£2,413,500	£2,406,001	£2,392,574	£2,359,005	£2,157,592	£2,045,695
60% LAR : 40% CIR	45%	£2,606,912	£1,929,904	£1,922,416	£1,909,008	£1,875,487	£1,674,367	£1,562,633
60% LAR : 40% CIR	50%	£2,069,914	£1,444,930	£1,437,450	£1,424,057	£1,390,576	£1,189,690	£1,078,087

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats	
No Units	15
Site Area	0.04 Ha

Value Area	Zone C - £2,000 psf	
Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£8,841,789	£7,685,906	£7,678,241	£7,664,515	£7,630,197	£7,424,292	£7,309,902
60% LAR : 40% CIR	5%	£8,283,097	£7,179,704	£7,172,070	£7,158,395	£7,124,206	£6,919,078	£6,805,117
60% LAR : 40% CIR	10%	£7,722,908	£6,672,016	£6,664,409	£6,650,781	£6,616,712	£6,412,296	£6,298,732
60% LAR : 40% CIR	15%	£7,161,235	£6,162,857	£6,155,273	£6,141,688	£6,107,728	£5,903,964	£5,790,761
60% LAR : 40% CIR	20%	£6,598,094	£5,652,236	£5,644,674	£5,631,129	£5,597,267	£5,394,094	£5,281,219
60% LAR : 40% CIR	25%	£6,033,498	£5,140,171	£5,132,628	£5,119,118	£5,085,344	£4,882,700	£4,770,120
60% LAR : 40% CIR	**26%**	**£5,920,405**	**£5,037,585**	**£5,030,046**	**£5,016,543**	**£4,982,785**	**£4,780,240**	**£4,667,715**
60% LAR : 40% CIR	30%	£5,467,459	£4,626,673	£4,619,148	£4,605,669	£4,571,974	£4,369,799	£4,257,479
60% LAR : 40% CIR	35%	£4,899,992	£4,111,757	£4,104,246	£4,090,795	£4,057,168	£3,855,403	£3,743,311
60% LAR : 40% CIR	40%	£4,331,111	£3,595,435	£3,587,937	£3,574,509	£3,540,940	£3,339,527	£3,227,631
60% LAR : 40% CIR	45%	£3,760,829	£3,077,723	£3,070,234	£3,056,827	£3,023,306	£2,822,185	£2,710,452
60% LAR : 40% CIR	50%	£3,189,160	£2,558,633	£2,551,151	£2,537,760	£2,504,278	£2,303,392	£2,191,789

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,179,952	£4,024,068	£4,016,404	£4,002,677	£3,968,359	£3,762,455	£3,648,064
60% LAR : 40% CIR	5%	£4,621,259	£3,517,867	£3,510,232	£3,496,557	£3,462,369	£3,257,240	£3,143,279
60% LAR : 40% CIR	10%	£4,061,070	£3,010,179	£3,002,572	£2,988,944	£2,954,875	£2,750,459	£2,636,895
60% LAR : 40% CIR	15%	£3,499,398	£2,501,019	£2,493,435	£2,479,851	£2,445,890	£2,242,126	£2,128,923
60% LAR : 40% CIR	20%	£2,936,257	£1,990,399	£1,982,837	£1,969,292	£1,935,430	£1,732,256	£1,619,381
60% LAR : 40% CIR	25%	£2,371,660	£1,478,333	£1,470,790	£1,457,281	£1,423,507	£1,220,862	£1,108,282
60% LAR : 40% CIR	**26%**	**£2,258,567**	**£1,375,748**	**£1,368,209**	**£1,354,706**	**£1,320,948**	**£1,118,402**	**£1,005,877**
60% LAR : 40% CIR	30%	£1,805,622	£964,836	£957,310	£943,831	£910,136	£707,961	£595,641
60% LAR : 40% CIR	35%	£1,238,155	£449,920	£442,409	£428,957	£395,330	£193,566	£81,474
60% LAR : 40% CIR	40%	£669,273	-£66,402	-£73,901	-£87,328	-£120,897	-£322,310	-£434,207
60% LAR : 40% CIR	45%	£98,992	-£584,115	-£591,604	-£605,011	-£638,532	-£839,653	-£951,386
60% LAR : 40% CIR	50%	-£472,677	-£1,103,204	-£1,110,686	-£1,124,078	-£1,157,559	-£1,358,445	-£1,470,048

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,697,314	£5,541,431	£5,533,766	£5,520,040	£5,485,722	£5,279,817	£5,165,427
60% LAR : 40% CIR	5%	£6,138,622	£5,035,229	£5,027,595	£5,013,920	£4,979,731	£4,774,603	£4,660,642
60% LAR : 40% CIR	10%	£5,578,433	£4,527,541	£4,519,934	£4,506,306	£4,472,237	£4,267,821	£4,154,257
60% LAR : 40% CIR	15%	£5,016,760	£4,018,382	£4,010,798	£3,997,213	£3,963,253	£3,759,489	£3,646,286
60% LAR : 40% CIR	20%	£4,453,619	£3,507,761	£3,500,199	£3,486,654	£3,452,792	£3,249,619	£3,136,744
60% LAR : 40% CIR	25%	£3,889,023	£2,995,696	£2,988,153	£2,974,643	£2,940,869	£2,738,225	£2,625,645
60% LAR : 40% CIR	**26%**	**£3,775,930**	**£2,893,110**	**£2,885,571**	**£2,872,068**	**£2,838,310**	**£2,635,765**	**£2,523,240**
60% LAR : 40% CIR	30%	£3,322,984	£2,482,198	£2,474,673	£2,461,194	£2,427,499	£2,225,324	£2,113,004
60% LAR : 40% CIR	35%	£2,755,517	£1,967,282	£1,959,771	£1,946,320	£1,912,693	£1,710,928	£1,598,836
60% LAR : 40% CIR	40%	£2,186,636	£1,450,960	£1,443,462	£1,430,034	£1,396,465	£1,195,052	£1,083,156
60% LAR : 40% CIR	45%	£1,616,354	£933,248	£925,759	£912,352	£878,831	£677,710	£565,977
60% LAR : 40% CIR	50%	£1,044,685	£414,158	£406,676	£393,285	£359,803	£158,917	£47,314

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,326,039	£6,170,156	£6,162,491	£6,148,765	£6,114,447	£5,908,542	£5,794,152
60% LAR : 40% CIR	5%	£6,767,347	£5,663,954	£5,656,320	£5,642,645	£5,608,456	£5,403,328	£5,289,367
60% LAR : 40% CIR	10%	£6,207,158	£5,156,266	£5,148,659	£5,135,031	£5,100,962	£4,896,546	£4,782,982
60% LAR : 40% CIR	15%	£5,645,485	£4,647,107	£4,639,523	£4,625,938	£4,591,978	£4,388,214	£4,275,011
60% LAR : 40% CIR	20%	£5,082,344	£4,136,486	£4,128,924	£4,115,379	£4,081,517	£3,878,344	£3,765,469
60% LAR : 40% CIR	25%	£4,517,748	£3,624,421	£3,616,878	£3,603,368	£3,569,594	£3,366,950	£3,254,370
60% LAR : 40% CIR	**26%**	**£4,404,655**	**£3,521,835**	**£3,514,296**	**£3,500,793**	**£3,467,035**	**£3,264,490**	**£3,151,965**
60% LAR : 40% CIR	30%	£3,951,709	£3,110,923	£3,103,398	£3,089,919	£3,056,224	£2,854,049	£2,741,729
60% LAR : 40% CIR	35%	£3,384,242	£2,596,007	£2,588,496	£2,575,045	£2,541,418	£2,339,653	£2,227,561
60% LAR : 40% CIR	40%	£2,815,361	£2,079,685	£2,072,187	£2,058,759	£2,025,190	£1,823,777	£1,711,881
60% LAR : 40% CIR	45%	£2,245,079	£1,561,973	£1,554,484	£1,541,077	£1,507,556	£1,306,435	£1,194,702
60% LAR : 40% CIR	50%	£1,673,410	£1,042,883	£1,035,401	£1,022,010	£988,528	£787,642	£676,039

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,069,252	£6,913,368	£6,905,704	£6,891,977	£6,857,659	£6,651,755	£6,537,364
60% LAR : 40% CIR	5%	£7,510,559	£6,407,167	£6,399,532	£6,385,857	£6,351,669	£6,146,540	£6,032,579
60% LAR : 40% CIR	10%	£6,950,370	£5,899,479	£5,891,872	£5,878,244	£5,844,175	£5,639,759	£5,526,195
60% LAR : 40% CIR	15%	£6,388,698	£5,390,319	£5,382,735	£5,369,151	£5,335,190	£5,131,426	£5,018,223
60% LAR : 40% CIR	20%	£5,825,557	£4,879,699	£4,872,137	£4,858,592	£4,824,730	£4,621,556	£4,508,681
60% LAR : 40% CIR	25%	£5,260,960	£4,367,633	£4,360,090	£4,346,581	£4,312,807	£4,110,162	£3,997,582
60% LAR : 40% CIR	**26%**	**£5,147,867**	**£4,265,048**	**£4,257,509**	**£4,244,006**	**£4,210,248**	**£4,007,702**	**£3,895,177**
60% LAR : 40% CIR	30%	£4,694,922	£3,854,136	£3,846,610	£3,833,131	£3,799,436	£3,597,261	£3,484,941
60% LAR : 40% CIR	35%	£4,127,455	£3,339,220	£3,331,709	£3,318,257	£3,284,630	£3,082,866	£2,970,774
60% LAR : 40% CIR	40%	£3,558,573	£2,822,898	£2,815,399	£2,801,972	£2,768,403	£2,566,990	£2,455,093
60% LAR : 40% CIR	45%	£2,988,292	£2,305,185	£2,297,696	£2,284,289	£2,250,768	£2,049,647	£1,937,914
60% LAR : 40% CIR	50%	£2,416,623	£1,786,096	£1,778,614	£1,765,222	£1,731,741	£1,530,855	£1,419,252

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		**Value Area**	**Zone C - RP Periphery £2,250 psf**

No Units	**15**
Site Area	**0.04 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
Tenure		**PIL**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£10,575,331	£9,391,729	£9,384,065	£9,370,337	£9,336,020	£9,130,115	£9,015,724
60% LAR : 40% CIR	5%	£9,929,962	£8,800,237	£8,792,602	£8,778,926	£8,744,738	£8,539,609	£8,425,649
60% LAR : 40% CIR	10%	£9,283,096	£8,207,257	£8,199,649	£8,186,022	£8,151,952	£7,947,537	£7,833,973
60% LAR : 40% CIR	15%	£8,634,747	£7,612,806	£7,605,222	£7,591,638	£7,557,677	£7,353,912	£7,240,711
60% LAR : 40% CIR	20%	£7,984,929	£7,016,895	£7,009,332	£6,995,788	£6,961,925	£6,758,751	£6,645,878
60% LAR : 40% CIR	25%	£7,333,655	£6,419,538	£6,411,995	£6,398,486	£6,364,712	£6,162,067	£6,049,487
60% LAR : 40% CIR	**26%**	**£7,203,226**	**£6,299,894**	**£6,292,355**	**£6,278,852**	**£6,245,094**	**£6,042,549**	**£5,930,023**
60% LAR : 40% CIR	30%	£6,680,939	£5,820,749	£5,813,223	£5,799,745	£5,766,049	£5,563,874	£5,451,555
60% LAR : 40% CIR	35%	£6,026,795	£5,220,542	£5,213,031	£5,199,580	£5,165,952	£4,964,187	£4,852,096
60% LAR : 40% CIR	40%	£5,371,236	£4,618,930	£4,611,431	£4,598,003	£4,564,434	£4,363,020	£4,251,124
60% LAR : 40% CIR	45%	£4,714,277	£4,015,926	£4,008,437	£3,995,029	£3,961,509	£3,760,388	£3,648,654
60% LAR : 40% CIR	50%	£4,055,931	£3,411,544	£3,404,064	£3,390,671	£3,357,190	£3,156,304	£3,044,700

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,913,494	£5,729,891	£5,722,227	£5,708,500	£5,674,182	£5,468,278	£5,353,887
60% LAR : 40% CIR	5%	£6,268,124	£5,138,399	£5,130,764	£5,117,088	£5,082,901	£4,877,771	£4,763,811
60% LAR : 40% CIR	10%	£5,621,259	£4,545,420	£4,537,812	£4,524,185	£4,490,115	£4,285,700	£4,172,136
60% LAR : 40% CIR	15%	£4,972,909	£3,950,968	£3,943,385	£3,929,800	£3,895,840	£3,692,075	£3,578,873
60% LAR : 40% CIR	20%	£4,323,091	£3,355,058	£3,347,495	£3,333,951	£3,300,088	£3,096,914	£2,984,040
60% LAR : 40% CIR	25%	£3,671,817	£2,757,701	£2,750,158	£2,736,648	£2,702,874	£2,500,230	£2,387,650
60% LAR : 40% CIR	**26%**	**£3,541,389**	**£2,638,057**	**£2,630,518**	**£2,617,014**	**£2,583,257**	**£2,380,711**	**£2,268,186**
60% LAR : 40% CIR	30%	£3,019,102	£2,158,911	£2,151,386	£2,137,908	£2,104,212	£1,902,037	£1,789,718
60% LAR : 40% CIR	35%	£2,364,957	£1,558,704	£1,551,193	£1,537,743	£1,504,115	£1,302,350	£1,190,258
60% LAR : 40% CIR	40%	£1,709,399	£957,092	£949,593	£936,165	£902,597	£701,183	£589,286
60% LAR : 40% CIR	45%	£1,052,440	£354,089	£346,600	£333,191	£299,671	£98,551	-£13,184
60% LAR : 40% CIR	50%	£394,094	-£250,293	-£257,774	-£271,166	-£304,647	-£505,533	-£617,137

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,430,856	£7,247,254	£7,239,590	£7,225,862	£7,191,545	£6,985,640	£6,871,249
60% LAR : 40% CIR	5%	£7,785,487	£6,655,762	£6,648,127	£6,634,451	£6,600,263	£6,395,134	£6,281,174
60% LAR : 40% CIR	10%	£7,138,621	£6,062,782	£6,055,174	£6,041,547	£6,007,477	£5,803,062	£5,689,498
60% LAR : 40% CIR	15%	£6,490,272	£5,468,331	£5,460,747	£5,447,163	£5,413,202	£5,209,437	£5,096,236
60% LAR : 40% CIR	20%	£5,840,454	£4,872,420	£4,864,857	£4,851,313	£4,817,450	£4,614,276	£4,501,403
60% LAR : 40% CIR	25%	£5,189,180	£4,275,063	£4,267,520	£4,254,011	£4,220,237	£4,017,592	£3,905,012
60% LAR : 40% CIR	**26%**	**£5,058,751**	**£4,155,419**	**£4,147,880**	**£4,134,377**	**£4,100,619**	**£3,898,074**	**£3,785,548**
60% LAR : 40% CIR	30%	£4,536,464	£3,676,274	£3,668,748	£3,655,270	£3,621,574	£3,419,399	£3,307,080
60% LAR : 40% CIR	35%	£3,882,320	£3,076,067	£3,068,556	£3,055,105	£3,021,477	£2,819,712	£2,707,621
60% LAR : 40% CIR	40%	£3,226,761	£2,474,455	£2,466,956	£2,453,528	£2,419,959	£2,218,545	£2,106,649
60% LAR : 40% CIR	45%	£2,569,802	£1,871,451	£1,863,962	£1,850,554	£1,817,034	£1,615,913	£1,504,179
60% LAR : 40% CIR	50%	£1,911,456	£1,267,069	£1,259,589	£1,246,196	£1,212,715	£1,011,829	£900,225

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 & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,059,581	£7,875,979	£7,868,315	£7,854,587	£7,820,270	£7,614,365	£7,499,974
60% LAR : 40% CIR	5%	£8,414,212	£7,284,487	£7,276,852	£7,263,176	£7,228,988	£7,023,859	£6,909,899
60% LAR : 40% CIR	10%	£7,767,346	£6,691,507	£6,683,899	£6,670,272	£6,636,202	£6,431,787	£6,318,223
60% LAR : 40% CIR	15%	£7,118,997	£6,097,056	£6,089,472	£6,075,888	£6,041,927	£5,838,162	£5,724,961
60% LAR : 40% CIR	20%	£6,469,179	£5,501,145	£5,493,582	£5,480,038	£5,446,175	£5,243,001	£5,130,128
60% LAR : 40% CIR	25%	£5,817,905	£4,903,788	£4,896,245	£4,882,736	£4,848,962	£4,646,317	£4,533,737
60% LAR : 40% CIR	**26%**	**£5,687,476**	**£4,784,144**	**£4,776,605**	**£4,763,102**	**£4,729,344**	**£4,526,799**	**£4,414,273**
60% LAR : 40% CIR	30%	£5,165,189	£4,304,999	£4,297,473	£4,283,995	£4,250,299	£4,048,124	£3,935,805
60% LAR : 40% CIR	35%	£4,511,045	£3,704,792	£3,697,281	£3,683,830	£3,650,202	£3,448,437	£3,336,346
60% LAR : 40% CIR	40%	£3,855,486	£3,103,180	£3,095,681	£3,082,253	£3,048,684	£2,847,270	£2,735,374
60% LAR : 40% CIR	45%	£3,198,527	£2,500,176	£2,492,687	£2,479,279	£2,445,759	£2,244,638	£2,132,904
60% LAR : 40% CIR	50%	£2,540,181	£1,895,794	£1,888,314	£1,874,921	£1,841,440	£1,640,554	£1,528,950

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,802,794	£8,619,191	£8,611,527	£8,597,800	£8,563,482	£8,357,578	£8,243,187
60% LAR : 40% CIR	5%	£9,157,424	£8,027,699	£8,020,064	£8,006,388	£7,972,201	£7,767,071	£7,653,111
60% LAR : 40% CIR	10%	£8,510,559	£7,434,720	£7,427,112	£7,413,485	£7,379,415	£7,175,000	£7,061,436
60% LAR : 40% CIR	15%	£7,862,209	£6,840,268	£6,832,685	£6,819,100	£6,785,140	£6,581,375	£6,468,173
60% LAR : 40% CIR	20%	£7,212,391	£6,244,358	£6,236,795	£6,223,251	£6,189,388	£5,986,214	£5,873,340
60% LAR : 40% CIR	25%	£6,561,117	£5,647,001	£5,639,458	£5,625,948	£5,592,174	£5,389,530	£5,276,950
60% LAR : 40% CIR	**26%**	**£6,430,689**	**£5,527,357**	**£5,519,818**	**£5,506,314**	**£5,472,557**	**£5,270,011**	**£5,157,486**
60% LAR : 40% CIR	30%	£5,908,402	£5,048,211	£5,040,686	£5,027,208	£4,993,512	£4,791,337	£4,679,018
60% LAR : 40% CIR	35%	£5,254,257	£4,448,004	£4,440,493	£4,427,043	£4,393,415	£4,191,650	£4,079,558
60% LAR : 40% CIR	40%	£4,598,699	£3,846,392	£3,838,893	£3,825,465	£3,791,897	£3,590,483	£3,478,586
60% LAR : 40% CIR	45%	£3,941,740	£3,243,389	£3,235,900	£3,222,491	£3,188,971	£2,987,851	£2,876,116
60% LAR : 40% CIR	50%	£3,283,394	£2,639,007	£2,631,526	£2,618,134	£2,584,653	£2,383,767	£2,272,163

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		**Value Area**	**Zone C - RP Periphery £2,450 psf**

No Units	**15**
Site Area	**0.04 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
Tenure		**PIL**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£11,962,166	£10,756,386	£10,748,722	£10,734,996	£10,700,679	£10,494,774	£10,380,383
60% LAR : 40% CIR	5%	£11,247,454	£10,096,662	£10,089,027	£10,075,352	£10,041,164	£9,836,034	£9,722,074
60% LAR : 40% CIR	10%	£10,531,247	£9,435,450	£9,427,842	£9,414,214	£9,380,145	£9,175,729	£9,062,165
60% LAR : 40% CIR	15%	£9,813,555	£8,772,765	£8,765,181	£8,751,597	£8,717,636	£8,513,872	£8,400,671
60% LAR : 40% CIR	20%	£9,094,395	£8,108,622	£8,101,060	£8,087,515	£8,053,652	£7,850,478	£7,737,604
60% LAR : 40% CIR	25%	£8,373,780	£7,443,032	£7,435,490	£7,421,979	£7,388,205	£7,185,562	£7,072,981
60% LAR : 40% CIR	**26%**	**£8,229,484**	**£7,309,741**	**£7,302,202**	**£7,288,699**	**£7,254,941**	**£7,052,396**	**£6,939,870**
60% LAR : 40% CIR	30%	£7,651,723	£6,776,010	£6,768,484	£6,755,005	£6,721,310	£6,519,135	£6,406,816
60% LAR : 40% CIR	35%	£6,928,237	£6,107,569	£6,100,058	£6,086,608	£6,052,980	£5,851,215	£5,739,124
60% LAR : 40% CIR	40%	£6,203,337	£5,437,724	£5,430,225	£5,416,798	£5,383,229	£5,181,816	£5,069,919
60% LAR : 40% CIR	45%	£5,477,036	£4,766,488	£4,758,999	£4,745,591	£4,712,071	£4,510,950	£4,399,216
60% LAR : 40% CIR	50%	£4,749,348	£4,093,873	£4,086,392	£4,073,000	£4,039,519	£3,838,633	£3,727,030

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,300,328	£7,094,549	£7,086,885	£7,073,158	£7,038,841	£6,832,937	£6,718,545
60% LAR : 40% CIR	5%	£7,585,617	£6,434,824	£6,427,190	£6,413,515	£6,379,326	£6,174,197	£6,060,237
60% LAR : 40% CIR	10%	£6,869,409	£5,773,613	£5,766,005	£5,752,377	£5,718,308	£5,513,892	£5,400,328
60% LAR : 40% CIR	15%	£6,151,718	£5,110,928	£5,103,344	£5,089,759	£5,055,799	£4,852,035	£4,738,833
60% LAR : 40% CIR	20%	£5,432,558	£4,446,784	£4,439,222	£4,425,677	£4,391,814	£4,188,640	£4,075,767
60% LAR : 40% CIR	25%	£4,711,943	£3,781,194	£3,773,652	£3,760,142	£3,726,368	£3,523,724	£3,411,144
60% LAR : 40% CIR	**26%**	**£4,567,646**	**£3,647,904**	**£3,640,365**	**£3,626,861**	**£3,593,104**	**£3,390,558**	**£3,278,033**
60% LAR : 40% CIR	30%	£3,989,885	£3,114,172	£3,106,647	£3,093,168	£3,059,473	£2,857,298	£2,744,979
60% LAR : 40% CIR	35%	£3,266,399	£2,445,732	£2,438,221	£2,424,770	£2,391,142	£2,189,378	£2,077,287
60% LAR : 40% CIR	40%	£2,541,499	£1,775,887	£1,768,388	£1,754,961	£1,721,391	£1,519,978	£1,408,082
60% LAR : 40% CIR	45%	£1,815,199	£1,104,651	£1,097,162	£1,083,753	£1,050,234	£849,113	£737,379
60% LAR : 40% CIR	50%	£1,087,511	£432,036	£424,555	£411,162	£377,682	£176,796	£65,193

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,817,691	£8,611,911	£8,604,247	£8,590,521	£8,556,204	£8,350,299	£8,235,908
60% LAR : 40% CIR	5%	£9,102,979	£7,952,187	£7,944,552	£7,930,877	£7,896,689	£7,691,559	£7,577,599
60% LAR : 40% CIR	10%	£8,386,772	£7,290,975	£7,283,367	£7,269,739	£7,235,670	£7,031,254	£6,917,690
60% LAR : 40% CIR	15%	£7,669,080	£6,628,290	£6,620,706	£6,607,122	£6,573,161	£6,369,397	£6,256,196
60% LAR : 40% CIR	20%	£6,949,920	£5,964,147	£5,956,585	£5,943,040	£5,909,177	£5,706,003	£5,593,129
60% LAR : 40% CIR	25%	£6,229,305	£5,298,557	£5,291,015	£5,277,504	£5,243,730	£5,041,087	£4,928,506
60% LAR : 40% CIR	**26%**	**£6,085,009**	**£5,165,266**	**£5,157,727**	**£5,144,224**	**£5,110,466**	**£4,907,921**	**£4,795,395**
60% LAR : 40% CIR	30%	£5,507,248	£4,631,535	£4,624,009	£4,610,530	£4,576,835	£4,374,660	£4,262,341
60% LAR : 40% CIR	35%	£4,783,762	£3,963,094	£3,955,583	£3,942,133	£3,908,505	£3,706,740	£3,594,649
60% LAR : 40% CIR	40%	£4,058,862	£3,293,249	£3,285,750	£3,272,323	£3,238,754	£3,037,341	£2,925,444
60% LAR : 40% CIR	45%	£3,332,561	£2,622,013	£2,614,524	£2,601,116	£2,567,596	£2,366,475	£2,254,741
60% LAR : 40% CIR	50%	£2,604,873	£1,949,398	£1,941,917	£1,928,525	£1,895,044	£1,694,158	£1,582,555

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,446,416	£9,240,636	£9,232,972	£9,219,246	£9,184,929	£8,979,024	£8,864,633
60% LAR : 40% CIR	5%	£9,731,704	£8,580,912	£8,573,277	£8,559,602	£8,525,414	£8,320,284	£8,206,324
60% LAR : 40% CIR	10%	£9,015,497	£7,919,700	£7,912,092	£7,898,464	£7,864,395	£7,659,979	£7,546,415
60% LAR : 40% CIR	15%	£8,297,805	£7,257,015	£7,249,431	£7,235,847	£7,201,886	£6,998,122	£6,884,921
60% LAR : 40% CIR	20%	£7,578,645	£6,592,872	£6,585,310	£6,571,765	£6,537,902	£6,334,728	£6,221,854
60% LAR : 40% CIR	25%	£6,858,030	£5,927,282	£5,919,740	£5,906,229	£5,872,455	£5,669,812	£5,557,231
60% LAR : 40% CIR	**26%**	**£6,713,734**	**£5,793,991**	**£5,786,452**	**£5,772,949**	**£5,739,191**	**£5,536,646**	**£5,424,120**
60% LAR : 40% CIR	30%	£6,135,973	£5,260,260	£5,252,734	£5,239,255	£5,205,560	£5,003,385	£4,891,066
60% LAR : 40% CIR	35%	£5,412,487	£4,591,819	£4,584,308	£4,570,858	£4,537,230	£4,335,465	£4,223,374
60% LAR : 40% CIR	40%	£4,687,587	£3,921,974	£3,914,475	£3,901,048	£3,867,479	£3,666,066	£3,554,169
60% LAR : 40% CIR	45%	£3,961,286	£3,250,738	£3,243,249	£3,229,841	£3,196,321	£2,995,200	£2,883,466
60% LAR : 40% CIR	50%	£3,233,598	£2,578,123	£2,570,642	£2,557,250	£2,523,769	£2,322,883	£2,211,280

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,189,628	£9,983,849	£9,976,185	£9,962,458	£9,928,141	£9,722,237	£9,607,845
60% LAR : 40% CIR	5%	£10,474,917	£9,324,124	£9,316,490	£9,302,815	£9,268,626	£9,063,497	£8,949,537
60% LAR : 40% CIR	10%	£9,758,709	£8,662,913	£8,655,305	£8,641,677	£8,607,608	£8,403,192	£8,289,628
60% LAR : 40% CIR	15%	£9,041,018	£8,000,228	£7,992,644	£7,979,059	£7,945,099	£7,741,335	£7,628,133
60% LAR : 40% CIR	20%	£8,321,858	£7,336,084	£7,328,522	£7,314,977	£7,281,114	£7,077,940	£6,965,067
60% LAR : 40% CIR	25%	£7,601,243	£6,670,494	£6,662,952	£6,649,442	£6,615,668	£6,413,024	£6,300,444
60% LAR : 40% CIR	**26%**	**£7,456,946**	**£6,537,204**	**£6,529,665**	**£6,516,161**	**£6,482,404**	**£6,279,858**	**£6,167,333**
60% LAR : 40% CIR	30%	£6,879,185	£6,003,472	£5,995,947	£5,982,468	£5,948,773	£5,746,598	£5,634,279
60% LAR : 40% CIR	35%	£6,155,699	£5,335,032	£5,327,521	£5,314,070	£5,280,442	£5,078,678	£4,966,587
60% LAR : 40% CIR	40%	£5,430,799	£4,665,187	£4,657,688	£4,644,261	£4,610,691	£4,409,278	£4,297,382
60% LAR : 40% CIR	45%	£4,704,499	£3,993,951	£3,986,462	£3,973,053	£3,939,534	£3,738,413	£3,626,679
60% LAR : 40% CIR	50%	£3,976,811	£3,321,336	£3,313,855	£3,300,462	£3,266,982	£3,066,096	£2,954,493

LB Camden
Local Plan Viability Testing 2025

Resi 7 - 18 Flats		**Value Area**	**Zone C - £1,050 psf**
No Units	**18**	**Sales value inflation**	**Growth**
Site Area	**0.04 Ha**	**Build cost inflation**	**Growth**
		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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,026,287	£1,811,711	£1,802,416	£1,786,809	£1,747,792	£1,513,688	£1,383,630
60% LAR : 40% CIR	5%	£2,750,876	£1,590,454	£1,581,194	£1,565,646	£1,526,775	£1,293,554	£1,163,986
60% LAR : 40% CIR	10%	£2,473,764	£1,367,507	£1,358,279	£1,342,785	£1,304,050	£1,071,639	£942,521
60% LAR : 40% CIR	15%	£2,194,965	£1,142,884	£1,133,686	£1,118,241	£1,079,629	£847,959	£719,252
60% LAR : 40% CIR	20%	£1,914,496	£916,601	£907,430	£892,030	£853,530	£622,530	£494,198
60% LAR : 40% CIR	25%	£1,632,371	£688,675	£679,527	£664,167	£625,768	£395,370	£267,372
60% LAR : 40% CIR	**30%**	**£1,348,607**	**£459,121**	**£449,993**	**£434,669**	**£396,358**	**£166,494**	**£38,793**
60% LAR : 40% CIR	35%	£1,063,218	£227,952	£218,843	£203,550	£165,317	-£67,719	-£203,120
60% LAR : 40% CIR	40%	£776,221	-£4,901	-£14,413	-£30,633	-£71,182	-£314,480	-£449,646
60% LAR : 40% CIR	45%	£487,632	-£253,731	-£263,381	-£279,578	-£320,068	-£563,013	-£697,981
60% LAR : 40% CIR	50%	£197,465	-£504,377	-£514,017	-£530,194	-£570,637	-£813,299	-£948,110

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£674,097	-£1,888,672	-£1,897,967	-£1,913,574	-£1,952,591	-£2,186,696	-£2,316,753
60% LAR : 40% CIR	5%	-£949,507	-£2,109,929	-£2,119,189	-£2,134,737	-£2,173,608	-£2,406,829	-£2,536,397
60% LAR : 40% CIR	10%	-£1,226,619	-£2,332,876	-£2,342,104	-£2,357,598	-£2,396,333	-£2,628,745	-£2,757,863
60% LAR : 40% CIR	15%	-£1,505,419	-£2,557,499	-£2,566,697	-£2,582,142	-£2,620,754	-£2,852,424	-£2,981,131
60% LAR : 40% CIR	20%	-£1,785,888	-£2,783,782	-£2,792,953	-£2,808,353	-£2,846,853	-£3,077,853	-£3,206,185
60% LAR : 40% CIR	25%	-£2,068,012	-£3,011,708	-£3,020,856	-£3,036,216	-£3,074,615	-£3,305,013	-£3,433,011
60% LAR : 40% CIR	**30%**	**-£2,351,777**	**-£3,241,262**	**-£3,250,390**	**-£3,265,714**	**-£3,304,025**	**-£3,533,889**	**-£3,661,590**
60% LAR : 40% CIR	35%	-£2,637,165	-£3,472,431	-£3,481,540	-£3,496,833	-£3,535,066	-£3,768,102	-£3,903,503
60% LAR : 40% CIR	40%	-£2,924,162	-£3,705,284	-£3,714,796	-£3,731,016	-£3,771,565	-£4,014,863	-£4,150,029
60% LAR : 40% CIR	45%	-£3,212,751	-£3,954,114	-£3,963,764	-£3,979,961	-£4,020,451	-£4,263,396	-£4,398,364
60% LAR : 40% CIR	50%	-£3,502,918	-£4,204,761	-£4,214,401	-£4,230,577	-£4,271,020	-£4,513,682	-£4,648,493

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£859,238	-£355,337	-£364,633	-£380,239	-£419,256	-£653,361	-£783,419
60% LAR : 40% CIR	5%	£583,827	-£576,594	-£585,854	-£601,403	-£640,273	-£873,494	-£1,003,063
60% LAR : 40% CIR	10%	£306,715	-£799,542	-£808,770	-£824,263	-£862,999	-£1,095,410	-£1,224,528
60% LAR : 40% CIR	15%	£27,916	-£1,024,164	-£1,033,362	-£1,048,807	-£1,087,419	-£1,319,090	-£1,447,796
60% LAR : 40% CIR	20%	-£252,553	-£1,250,447	-£1,259,618	-£1,275,019	-£1,313,519	-£1,544,518	-£1,672,851
60% LAR : 40% CIR	25%	-£534,678	-£1,478,373	-£1,487,521	-£1,502,881	-£1,541,281	-£1,771,678	-£1,899,677
60% LAR : 40% CIR	**30%**	**-£818,442**	**-£1,707,928**	**-£1,717,055**	**-£1,732,380**	**-£1,770,690**	**-£2,000,554**	**-£2,128,255**
60% LAR : 40% CIR	35%	-£1,103,831	-£1,939,096	-£1,948,205	-£1,963,498	-£2,001,732	-£2,234,767	-£2,370,168
60% LAR : 40% CIR	40%	-£1,390,827	-£2,171,950	-£2,181,461	-£2,197,681	-£2,238,230	-£2,481,529	-£2,616,694
60% LAR : 40% CIR	45%	-£1,679,417	-£2,420,780	-£2,430,429	-£2,446,626	-£2,487,116	-£2,730,061	-£2,865,030
60% LAR : 40% CIR	50%	-£1,969,583	-£2,671,426	-£2,681,066	-£2,697,243	-£2,737,686	-£2,980,347	-£3,115,158

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,494,581	£280,006	£270,711	£255,104	£216,087	-£18,018	-£148,076
60% LAR : 40% CIR	5%	£1,219,171	£58,749	£49,489	£33,941	-£4,930	-£238,151	-£367,720
60% LAR : 40% CIR	10%	£942,059	-£164,198	-£173,426	-£188,920	-£227,655	-£460,067	-£589,185
60% LAR : 40% CIR	15%	£663,259	-£388,821	-£398,019	-£413,464	-£452,076	-£683,746	-£812,453
60% LAR : 40% CIR	20%	£382,790	-£615,104	-£624,275	-£639,676	-£678,175	-£909,175	-£1,037,508
60% LAR : 40% CIR	25%	£100,665	-£843,030	-£852,178	-£867,538	-£905,938	-£1,136,335	-£1,264,334
60% LAR : 40% CIR	**30%**	**-£183,099**	**-£1,072,585**	**-£1,081,712**	**-£1,097,036**	**-£1,135,347**	**-£1,365,211**	**-£1,492,912**
60% LAR : 40% CIR	35%	-£468,487	-£1,303,753	-£1,312,862	-£1,328,155	-£1,366,389	-£1,599,424	-£1,734,825
60% LAR : 40% CIR	40%	-£755,484	-£1,536,606	-£1,546,118	-£1,562,338	-£1,602,887	-£1,846,185	-£1,981,351
60% LAR : 40% CIR	45%	-£1,044,073	-£1,785,436	-£1,795,086	-£1,811,283	-£1,851,773	-£2,094,718	-£2,229,686
60% LAR : 40% CIR	50%	-£1,334,240	-£2,036,083	-£2,045,723	-£2,061,899	-£2,102,343	-£2,345,004	-£2,479,815

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,245,617	£1,031,042	£1,021,746	£1,006,140	£967,123	£733,018	£602,960
60% LAR : 40% CIR	5%	£1,970,206	£809,785	£800,525	£784,976	£746,106	£512,885	£383,316
60% LAR : 40% CIR	10%	£1,693,094	£586,837	£577,609	£562,116	£523,380	£290,969	£161,851
60% LAR : 40% CIR	15%	£1,414,295	£362,215	£353,016	£337,572	£298,960	£67,289	-£61,417
60% LAR : 40% CIR	20%	£1,133,826	£135,932	£126,761	£111,360	£72,860	-£158,139	-£286,472
60% LAR : 40% CIR	25%	£851,701	-£91,994	-£101,142	-£116,502	-£154,902	-£385,299	-£513,298
60% LAR : 40% CIR	**30%**	**£567,937**	**-£321,549**	**-£330,676**	**-£346,001**	**-£384,311**	**-£614,175**	**-£741,876**
60% LAR : 40% CIR	35%	£282,548	-£552,717	-£561,826	-£577,119	-£615,353	-£848,388	-£983,789
60% LAR : 40% CIR	40%	-£4,448	-£785,571	-£795,082	-£811,302	-£851,852	-£1,095,150	-£1,230,315
60% LAR : 40% CIR	45%	-£293,038	-£1,034,401	-£1,044,050	-£1,060,247	-£1,100,737	-£1,343,682	-£1,478,651
60% LAR : 40% CIR	50%	-£583,204	-£1,285,047	-£1,294,687	-£1,310,864	-£1,351,307	-£1,593,968	-£1,728,779

LB Camden
Local Plan Viability Testing 2025

Resi 7 - 18 Flats	
No Units	**18**
Site Area	**0.04 Ha**

Value Area	**Zone C - £1,150 psf**	
Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,858,387	£2,630,507	£2,621,211	£2,605,605	£2,566,587	£2,332,483	£2,202,425
60% LAR : 40% CIR	5%	£3,541,372	£2,368,310	£2,359,050	£2,343,501	£2,304,631	£2,071,409	£1,941,841
60% LAR : 40% CIR	10%	£3,222,654	£2,104,422	£2,095,195	£2,079,700	£2,040,965	£1,808,553	£1,679,437
60% LAR : 40% CIR	15%	£2,902,250	£1,838,859	£1,829,661	£1,814,216	£1,775,605	£1,543,934	£1,415,228
60% LAR : 40% CIR	20%	£2,580,176	£1,571,638	£1,562,466	£1,547,066	£1,508,566	£1,277,567	£1,149,233
60% LAR : 40% CIR	25%	£2,256,446	£1,302,772	£1,293,623	£1,278,264	£1,239,864	£1,009,467	£881,468
60% LAR : 40% CIR	**30%**	**£1,931,077**	**£1,032,278**	**£1,023,150**	**£1,007,826**	**£969,515**	**£739,651**	**£611,949**
60% LAR : 40% CIR	35%	£1,604,083	£760,170	£751,060	£735,766	£697,534	£468,136	£340,694
60% LAR : 40% CIR	40%	£1,275,481	£486,464	£477,369	£462,103	£423,937	£194,938	£67,717
60% LAR : 40% CIR	45%	£945,287	£211,177	£202,094	£186,850	£148,739	-£84,555	-£219,523
60% LAR : 40% CIR	50%	£613,515	-£69,415	-£79,055	-£95,233	-£135,676	-£378,336	-£513,147

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£158,004	-£1,069,876	-£1,079,172	-£1,094,779	-£1,133,797	-£1,367,900	-£1,497,958
60% LAR : 40% CIR	5%	-£159,011	-£1,332,073	-£1,341,333	-£1,356,882	-£1,395,752	-£1,628,974	-£1,758,542
60% LAR : 40% CIR	10%	-£477,729	-£1,595,962	-£1,605,188	-£1,620,683	-£1,659,418	-£1,891,830	-£2,020,947
60% LAR : 40% CIR	15%	-£798,133	-£1,861,524	-£1,870,722	-£1,886,167	-£1,924,779	-£2,156,449	-£2,285,155
60% LAR : 40% CIR	20%	-£1,120,207	-£2,128,746	-£2,137,918	-£2,153,317	-£2,191,817	-£2,422,817	-£2,551,150
60% LAR : 40% CIR	25%	-£1,443,937	-£2,397,611	-£2,406,760	-£2,422,120	-£2,460,519	-£2,690,916	-£2,818,915
60% LAR : 40% CIR	**30%**	**-£1,769,306**	**-£2,668,106**	**-£2,677,233**	**-£2,692,557**	**-£2,730,868**	**-£2,960,732**	**-£3,088,434**
60% LAR : 40% CIR	35%	-£2,096,300	-£2,940,214	-£2,949,323	-£2,964,617	-£3,002,849	-£3,232,247	-£3,359,689
60% LAR : 40% CIR	40%	-£2,424,902	-£3,213,919	-£3,223,014	-£3,238,281	-£3,276,447	-£3,505,445	-£3,632,666
60% LAR : 40% CIR	45%	-£2,755,096	-£3,489,207	-£3,498,289	-£3,513,533	-£3,551,644	-£3,784,938	-£3,919,906
60% LAR : 40% CIR	50%	-£3,086,868	-£3,769,798	-£3,779,438	-£3,795,616	-£3,836,059	-£4,078,719	-£4,213,531

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,691,339	£463,458	£454,163	£438,556	£399,538	£165,435	£35,377
60% LAR : 40% CIR	5%	£1,374,323	£201,261	£192,002	£176,453	£137,583	-£95,640	-£225,207
60% LAR : 40% CIR	10%	£1,055,606	-£62,627	-£71,854	-£87,348	-£126,084	-£358,495	-£487,612
60% LAR : 40% CIR	15%	£735,202	-£328,189	-£337,387	-£352,832	-£391,444	-£623,114	-£751,820
60% LAR : 40% CIR	20%	£413,127	-£595,411	-£604,583	-£619,982	-£658,482	-£889,482	-£1,017,815
60% LAR : 40% CIR	25%	£89,398	-£864,277	-£873,425	-£888,785	-£927,184	-£1,157,582	-£1,285,580
60% LAR : 40% CIR	**30%**	**-£235,972**	**-£1,134,771**	**-£1,143,898**	**-£1,159,223**	**-£1,197,534**	**-£1,427,397**	**-£1,555,100**
60% LAR : 40% CIR	35%	-£562,965	-£1,406,879	-£1,415,988	-£1,431,282	-£1,469,515	-£1,698,912	-£1,826,355
60% LAR : 40% CIR	40%	-£891,567	-£1,680,584	-£1,689,679	-£1,704,946	-£1,743,112	-£1,972,110	-£2,099,332
60% LAR : 40% CIR	45%	-£1,221,761	-£1,955,872	-£1,964,954	-£1,980,199	-£2,018,309	-£2,251,603	-£2,386,571
60% LAR : 40% CIR	50%	-£1,553,534	-£2,236,463	-£2,246,103	-£2,262,281	-£2,302,724	-£2,545,385	-£2,680,196

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,326,682	£1,098,802	£1,089,506	£1,073,899	£1,034,881	£800,778	£670,720
60% LAR : 40% CIR	5%	£2,009,667	£836,604	£827,345	£811,796	£772,926	£539,703	£410,136
60% LAR : 40% CIR	10%	£1,690,949	£572,716	£563,489	£547,995	£509,260	£276,848	£147,731
60% LAR : 40% CIR	15%	£1,370,545	£307,154	£297,956	£282,511	£243,899	£12,229	-£116,477
60% LAR : 40% CIR	20%	£1,048,471	£39,932	£30,760	£15,361	-£23,139	-£254,139	-£382,472
60% LAR : 40% CIR	25%	£724,741	-£228,934	-£238,082	-£253,442	-£291,841	-£522,238	-£650,237
60% LAR : 40% CIR	**30%**	**£399,371**	**-£499,428**	**-£508,555**	**-£523,880**	**-£562,190**	**-£792,054**	**-£919,756**
60% LAR : 40% CIR	35%	£72,378	-£771,536	-£780,645	-£795,939	-£834,172	-£1,063,569	-£1,191,012
60% LAR : 40% CIR	40%	-£256,224	-£1,045,241	-£1,054,336	-£1,069,603	-£1,107,769	-£1,336,767	-£1,463,988
60% LAR : 40% CIR	45%	-£586,418	-£1,320,529	-£1,329,611	-£1,344,855	-£1,382,966	-£1,616,260	-£1,751,228
60% LAR : 40% CIR	50%	-£918,190	-£1,601,120	-£1,610,760	-£1,626,938	-£1,667,381	-£1,910,041	-£2,044,853

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,077,718	£1,849,837	£1,840,542	£1,824,935	£1,785,917	£1,551,814	£1,421,756
60% LAR : 40% CIR	5%	£2,760,702	£1,587,640	£1,578,381	£1,562,832	£1,523,962	£1,290,739	£1,161,172
60% LAR : 40% CIR	10%	£2,441,985	£1,323,752	£1,314,525	£1,299,031	£1,260,295	£1,027,884	£898,767
60% LAR : 40% CIR	15%	£2,121,581	£1,058,190	£1,048,992	£1,033,547	£994,935	£763,264	£634,559
60% LAR : 40% CIR	20%	£1,799,506	£790,968	£781,796	£766,397	£727,897	£496,897	£368,564
60% LAR : 40% CIR	25%	£1,475,777	£522,102	£512,954	£497,594	£459,195	£228,797	£100,799
60% LAR : 40% CIR	**30%**	**£1,150,407**	**£251,608**	**£242,481**	**£227,156**	**£188,845**	**-£41,018**	**-£168,721**
60% LAR : 40% CIR	35%	£823,414	-£20,500	-£29,609	-£44,903	-£83,136	-£312,533	-£439,976
60% LAR : 40% CIR	40%	£494,812	-£294,205	-£303,300	-£318,567	-£356,733	-£585,731	-£712,953
60% LAR : 40% CIR	45%	£164,618	-£569,493	-£578,575	-£593,820	-£631,930	-£865,224	-£1,000,193
60% LAR : 40% CIR	50%	-£167,155	-£850,085	-£859,725	-£875,902	-£916,345	-£1,159,006	-£1,293,817

LB Camden
Local Plan Viability Testing 2025

Resi 7 - 18 Flats	
No Units	**18**
Site Area	**0.04 Ha**

Value Area	**Zone C - £1,350 psf**	
Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£5,522,587	£4,268,097	£4,258,801	£4,243,194	£4,204,176	£3,970,073	£3,840,015
60% LAR : 40% CIR	5%	£5,122,362	£3,924,020	£3,914,760	£3,899,212	£3,860,341	£3,627,119	£3,497,552
60% LAR : 40% CIR	10%	£4,720,435	£3,578,253	£3,569,025	£3,553,531	£3,514,797	£3,282,385	£3,153,267
60% LAR : 40% CIR	15%	£4,316,821	£3,230,812	£3,221,613	£3,206,169	£3,167,557	£2,935,886	£2,807,180
60% LAR : 40% CIR	20%	£3,911,537	£2,881,709	£2,872,538	£2,857,138	£2,818,638	£2,587,638	£2,459,306
60% LAR : 40% CIR	25%	£3,504,597	£2,530,964	£2,521,816	£2,506,457	£2,468,056	£2,237,659	£2,109,660
60% LAR : 40% CIR	**30%**	**£3,096,017**	**£2,178,590**	**£2,169,463**	**£2,154,138**	**£2,115,828**	**£1,885,964**	**£1,758,262**
60% LAR : 40% CIR	35%	£2,685,814	£1,824,603	£1,815,493	£1,800,200	£1,761,967	£1,532,570	£1,405,127
60% LAR : 40% CIR	40%	£2,274,002	£1,469,018	£1,459,924	£1,444,657	£1,406,491	£1,177,493	£1,050,271
60% LAR : 40% CIR	45%	£1,860,597	£1,111,852	£1,102,768	£1,087,525	£1,049,413	£820,748	£693,712
60% LAR : 40% CIR	50%	£1,445,615	£753,117	£744,044	£728,818	£690,752	£462,353	£335,466

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,822,204	£567,714	£558,418	£542,811	£503,793	£269,690	£139,632
60% LAR : 40% CIR	5%	£1,421,979	£223,637	£214,377	£198,829	£159,958	-£73,264	-£202,831
60% LAR : 40% CIR	10%	£1,020,052	-£122,130	-£131,358	-£146,852	-£185,587	-£417,998	-£547,116
60% LAR : 40% CIR	15%	£616,438	-£469,572	-£478,770	-£494,214	-£532,826	-£764,497	-£893,203
60% LAR : 40% CIR	20%	£211,153	-£818,674	-£827,845	-£843,245	-£881,745	-£1,112,745	-£1,241,077
60% LAR : 40% CIR	25%	-£195,786	-£1,169,419	-£1,178,567	-£1,193,926	-£1,232,327	-£1,462,724	-£1,590,723
60% LAR : 40% CIR	**30%**	**-£604,366**	**-£1,521,793**	**-£1,530,921**	**-£1,546,245**	**-£1,584,556**	**-£1,814,419**	**-£1,942,121**
60% LAR : 40% CIR	35%	-£1,014,570	-£1,875,781	-£1,884,890	-£1,900,183	-£1,938,416	-£2,167,813	-£2,295,256
60% LAR : 40% CIR	40%	-£1,426,381	-£2,231,365	-£2,240,460	-£2,255,726	-£2,293,892	-£2,522,890	-£2,650,112
60% LAR : 40% CIR	45%	-£1,839,786	-£2,588,532	-£2,597,615	-£2,612,858	-£2,650,970	-£2,879,635	-£3,006,671
60% LAR : 40% CIR	50%	-£2,254,768	-£2,947,266	-£2,956,339	-£2,971,565	-£3,009,631	-£3,238,030	-£3,364,918

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,355,539	£2,101,048	£2,091,753	£2,076,146	£2,037,128	£1,803,024	£1,672,967
60% LAR : 40% CIR	5%	£2,955,313	£1,756,972	£1,747,712	£1,732,163	£1,693,293	£1,460,071	£1,330,503
60% LAR : 40% CIR	10%	£2,553,387	£1,411,205	£1,401,977	£1,386,483	£1,347,748	£1,115,337	£986,219
60% LAR : 40% CIR	15%	£2,149,773	£1,063,763	£1,054,565	£1,039,120	£1,000,508	£768,838	£640,131
60% LAR : 40% CIR	20%	£1,744,488	£714,661	£705,490	£690,089	£651,589	£420,590	£292,257
60% LAR : 40% CIR	25%	£1,337,548	£363,915	£354,768	£339,408	£301,008	£70,610	-£57,388
60% LAR : 40% CIR	**30%**	**£928,969**	**£11,542**	**£2,414**	**-£12,910**	**-£51,221**	**-£281,085**	**-£408,786**
60% LAR : 40% CIR	35%	£518,765	-£342,446	-£351,555	-£366,848	-£405,082	-£634,478	-£761,922
60% LAR : 40% CIR	40%	£106,954	-£698,031	-£707,125	-£722,391	-£760,557	-£989,556	-£1,116,777
60% LAR : 40% CIR	45%	-£306,451	-£1,055,197	-£1,064,280	-£1,079,524	-£1,117,635	-£1,346,300	-£1,473,336
60% LAR : 40% CIR	50%	-£721,433	-£1,413,931	-£1,423,004	-£1,438,231	-£1,476,296	-£1,704,695	-£1,831,583

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,990,882	£2,736,391	£2,727,096	£2,711,489	£2,672,471	£2,438,368	£2,308,310
60% LAR : 40% CIR	5%	£3,590,657	£2,392,315	£2,383,055	£2,367,506	£2,328,636	£2,095,414	£1,965,846
60% LAR : 40% CIR	10%	£3,188,730	£2,046,548	£2,037,320	£2,021,826	£1,983,091	£1,750,680	£1,621,562
60% LAR : 40% CIR	15%	£2,785,116	£1,699,106	£1,689,908	£1,674,463	£1,635,851	£1,404,181	£1,275,474
60% LAR : 40% CIR	20%	£2,379,831	£1,350,004	£1,340,833	£1,325,432	£1,286,933	£1,055,933	£927,600
60% LAR : 40% CIR	25%	£1,972,892	£999,259	£990,111	£974,751	£936,351	£705,954	£577,955
60% LAR : 40% CIR	**30%**	**£1,564,312**	**£646,885**	**£637,757**	**£622,433**	**£584,122**	**£354,258**	**£226,557**
60% LAR : 40% CIR	35%	£1,154,108	£292,897	£283,788	£268,495	£230,262	£865	-£126,578
60% LAR : 40% CIR	40%	£742,297	-£62,687	-£71,782	-£87,048	-£125,214	-£354,212	-£481,434
60% LAR : 40% CIR	45%	£328,892	-£419,854	-£428,937	-£444,181	-£482,292	-£710,957	-£837,993
60% LAR : 40% CIR	50%	-£86,090	-£778,588	-£787,661	-£802,888	-£840,953	-£1,069,352	-£1,196,240

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,741,918	£3,487,427	£3,478,132	£3,462,525	£3,423,507	£3,189,403	£3,059,345
60% LAR : 40% CIR	5%	£4,341,692	£3,143,351	£3,134,091	£3,118,542	£3,079,672	£2,846,450	£2,716,882
60% LAR : 40% CIR	10%	£3,939,766	£2,797,584	£2,788,356	£2,772,861	£2,734,127	£2,501,716	£2,372,598
60% LAR : 40% CIR	15%	£3,536,152	£2,450,142	£2,440,944	£2,425,499	£2,386,887	£2,155,217	£2,026,510
60% LAR : 40% CIR	20%	£3,130,867	£2,101,040	£2,091,869	£2,076,468	£2,037,968	£1,806,969	£1,678,636
60% LAR : 40% CIR	25%	£2,723,927	£1,750,294	£1,741,147	£1,725,787	£1,687,387	£1,456,989	£1,328,991
60% LAR : 40% CIR	**30%**	**£2,315,347**	**£1,397,921**	**£1,388,793**	**£1,373,469**	**£1,335,158**	**£1,105,294**	**£977,593**
60% LAR : 40% CIR	35%	£1,905,144	£1,043,933	£1,034,824	£1,019,531	£981,297	£751,901	£624,457
60% LAR : 40% CIR	40%	£1,493,333	£688,348	£679,254	£663,988	£625,822	£396,823	£269,602
60% LAR : 40% CIR	45%	£1,079,928	£331,182	£322,099	£306,855	£268,744	£40,079	-£86,957
60% LAR : 40% CIR	50%	£664,946	-£27,552	-£36,625	-£51,852	-£89,918	-£318,316	-£445,204

LB Camden
Local Plan Viability Testing 2025

Resi 7 - 18 Flats	
No Units	**18**
Site Area	**0.04 Ha**

Value Area	**Zone C - £1,500 psf**
Sales value inflation	**Growth**
Build cost inflation	**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£6,770,739	£5,496,289	£5,486,993	£5,471,387	£5,432,370	£5,198,265	£5,068,208
60% LAR : 40% CIR	5%	£6,308,105	£5,090,803	£5,081,543	£5,065,995	£5,027,124	£4,793,902	£4,664,335
60% LAR : 40% CIR	10%	£5,843,770	£4,683,626	£4,674,398	£4,658,905	£4,620,169	£4,387,758	£4,258,641
60% LAR : 40% CIR	15%	£5,377,749	£4,274,775	£4,265,577	£4,250,132	£4,211,520	£3,979,850	£3,851,143
60% LAR : 40% CIR	20%	£4,910,057	£3,864,264	£3,855,092	£3,839,692	£3,801,192	£3,570,193	£3,441,859
60% LAR : 40% CIR	25%	£4,440,710	£3,452,108	£3,442,961	£3,427,601	£3,389,201	£3,158,803	£3,030,805
60% LAR : 40% CIR	**30%**	**£3,969,723**	**£3,038,325**	**£3,029,198**	**£3,013,873**	**£2,975,563**	**£2,745,699**	**£2,617,997**
60% LAR : 40% CIR	35%	£3,497,112	£2,622,929	£2,613,818	£2,598,525	£2,560,293	£2,330,895	£2,203,452
60% LAR : 40% CIR	40%	£3,022,893	£2,205,934	£2,196,839	£2,181,572	£2,143,406	£1,914,408	£1,787,186
60% LAR : 40% CIR	45%	£2,547,081	£1,787,357	£1,778,275	£1,763,030	£1,724,920	£1,496,254	£1,369,218
60% LAR : 40% CIR	50%	£2,069,691	£1,367,214	£1,358,141	£1,342,914	£1,304,848	£1,076,450	£949,562

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,070,356	£1,795,906	£1,786,610	£1,771,003	£1,731,986	£1,497,882	£1,367,825
60% LAR : 40% CIR	5%	£2,607,722	£1,390,420	£1,381,160	£1,365,612	£1,326,741	£1,093,519	£963,951
60% LAR : 40% CIR	10%	£2,143,387	£983,243	£974,015	£958,522	£919,786	£687,375	£558,258
60% LAR : 40% CIR	15%	£1,677,366	£574,392	£565,194	£549,749	£511,137	£279,467	£150,760
60% LAR : 40% CIR	20%	£1,209,674	£163,881	£154,709	£139,309	£100,809	-£130,190	-£258,524
60% LAR : 40% CIR	25%	£740,327	-£248,275	-£257,423	-£272,782	-£311,182	-£541,580	-£669,578
60% LAR : 40% CIR	**30%**	**£269,340**	**-£662,058**	**-£671,185**	**-£686,510**	**-£724,820**	**-£954,684**	**-£1,082,387**
60% LAR : 40% CIR	35%	-£203,271	-£1,077,455	-£1,086,565	-£1,101,858	-£1,140,090	-£1,369,488	-£1,496,931
60% LAR : 40% CIR	40%	-£677,490	-£1,494,449	-£1,503,544	-£1,518,811	-£1,556,977	-£1,785,975	-£1,913,197
60% LAR : 40% CIR	45%	-£1,153,302	-£1,913,026	-£1,922,108	-£1,937,353	-£1,975,463	-£2,204,129	-£2,331,165
60% LAR : 40% CIR	50%	-£1,630,692	-£2,333,169	-£2,342,242	-£2,357,469	-£2,395,536	-£2,623,933	-£2,750,821

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,603,690	£3,329,240	£3,319,945	£3,304,338	£3,265,321	£3,031,217	£2,901,160
60% LAR : 40% CIR	5%	£4,141,057	£2,923,755	£2,914,495	£2,898,946	£2,860,076	£2,626,854	£2,497,286
60% LAR : 40% CIR	10%	£3,676,722	£2,516,578	£2,507,350	£2,491,856	£2,453,121	£2,220,710	£2,091,593
60% LAR : 40% CIR	15%	£3,210,701	£2,107,727	£2,098,529	£2,083,084	£2,044,472	£1,812,801	£1,684,095
60% LAR : 40% CIR	20%	£2,743,009	£1,697,215	£1,688,043	£1,672,644	£1,634,144	£1,403,144	£1,274,811
60% LAR : 40% CIR	25%	£2,273,662	£1,285,060	£1,275,912	£1,260,553	£1,222,152	£991,755	£863,756
60% LAR : 40% CIR	**30%**	**£1,802,675**	**£871,277**	**£862,149**	**£846,825**	**£808,514**	**£578,651**	**£450,948**
60% LAR : 40% CIR	35%	£1,330,063	£455,880	£446,770	£431,477	£393,244	£163,847	£36,403
60% LAR : 40% CIR	40%	£855,844	£38,885	£29,791	£14,524	-£23,642	-£252,641	-£379,862
60% LAR : 40% CIR	45%	£380,032	-£379,691	-£388,773	-£404,018	-£442,128	-£670,795	-£797,831
60% LAR : 40% CIR	50%	-£97,357	-£799,835	-£808,908	-£824,134	-£862,201	-£1,090,598	-£1,217,486

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,239,034	£3,964,584	£3,955,288	£3,939,681	£3,900,664	£3,666,560	£3,536,503
60% LAR : 40% CIR	5%	£4,776,400	£3,559,098	£3,549,838	£3,534,289	£3,495,419	£3,262,197	£3,132,629
60% LAR : 40% CIR	10%	£4,312,065	£3,151,921	£3,142,693	£3,127,199	£3,088,464	£2,856,053	£2,726,936
60% LAR : 40% CIR	15%	£3,846,044	£2,743,070	£2,733,872	£2,718,427	£2,679,815	£2,448,145	£2,319,438
60% LAR : 40% CIR	20%	£3,378,352	£2,332,558	£2,323,387	£2,307,987	£2,269,487	£2,038,487	£1,910,154
60% LAR : 40% CIR	25%	£2,909,005	£1,920,403	£1,911,255	£1,895,896	£1,857,496	£1,627,098	£1,499,099
60% LAR : 40% CIR	**30%**	**£2,438,018**	**£1,506,620**	**£1,497,493**	**£1,482,168**	**£1,443,857**	**£1,213,994**	**£1,086,291**
60% LAR : 40% CIR	35%	£1,965,407	£1,091,223	£1,082,113	£1,066,820	£1,028,588	£799,190	£671,747
60% LAR : 40% CIR	40%	£1,491,188	£674,228	£665,134	£649,867	£611,701	£382,702	£255,481
60% LAR : 40% CIR	45%	£1,015,375	£255,652	£246,570	£231,325	£193,215	-£35,451	-£162,488
60% LAR : 40% CIR	50%	£537,986	-£164,491	-£173,564	-£188,791	-£226,858	-£455,255	-£582,143

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,990,069	£4,715,619	£4,706,324	£4,690,717	£4,651,700	£4,417,596	£4,287,539
60% LAR : 40% CIR	5%	£5,527,436	£4,310,133	£4,300,874	£4,285,325	£4,246,455	£4,013,232	£3,883,665
60% LAR : 40% CIR	10%	£5,063,100	£3,902,957	£3,893,729	£3,878,235	£3,839,500	£3,607,089	£3,477,972
60% LAR : 40% CIR	15%	£4,597,080	£3,494,106	£3,484,907	£3,469,463	£3,430,851	£3,199,180	£3,070,474
60% LAR : 40% CIR	20%	£4,129,388	£3,083,594	£3,074,422	£3,059,023	£3,020,523	£2,789,523	£2,661,190
60% LAR : 40% CIR	25%	£3,660,040	£2,671,439	£2,662,291	£2,646,932	£2,608,531	£2,378,134	£2,250,135
60% LAR : 40% CIR	**30%**	**£3,189,054**	**£2,257,656**	**£2,248,528**	**£2,233,204**	**£2,194,893**	**£1,965,029**	**£1,837,327**
60% LAR : 40% CIR	35%	£2,716,442	£1,842,259	£1,833,149	£1,817,856	£1,779,623	£1,550,226	£1,422,782
60% LAR : 40% CIR	40%	£2,242,223	£1,425,264	£1,416,170	£1,400,903	£1,362,737	£1,133,738	£1,006,517
60% LAR : 40% CIR	45%	£1,766,411	£1,006,688	£997,606	£982,361	£944,250	£715,584	£588,548
60% LAR : 40% CIR	50%	£1,289,022	£586,544	£577,471	£562,245	£524,178	£295,781	£168,893

LB Camden
Local Plan Viability Testing 2025

Resi 7 - 18 Flats		Value Area	Zone C - £1,750 psf

No Units	18
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£8,850,990	£7,543,276	£7,533,981	£7,518,374	£7,479,357	£7,245,253	£7,115,196
60% LAR : 40% CIR	5%	£8,284,344	£7,035,442	£7,026,181	£7,010,633	£6,971,763	£6,738,541	£6,608,972
60% LAR : 40% CIR	10%	£7,715,996	£6,525,915	£6,516,688	£6,501,193	£6,462,458	£6,230,047	£6,100,930
60% LAR : 40% CIR	15%	£7,145,963	£6,014,714	£6,005,516	£5,990,071	£5,951,459	£5,719,789	£5,591,083
60% LAR : 40% CIR	20%	£6,574,258	£5,501,854	£5,492,682	£5,477,282	£5,438,782	£5,207,783	£5,079,449
60% LAR : 40% CIR	25%	£6,000,898	£4,987,349	£4,978,201	£4,962,841	£4,924,442	£4,694,044	£4,566,046
60% LAR : 40% CIR	**30%**	**£5,425,899**	**£4,471,216**	**£4,462,089**	**£4,446,764**	**£4,408,454**	**£4,178,590**	**£4,050,889**
60% LAR : 40% CIR	35%	£4,849,275	£3,953,470	£3,944,360	£3,929,067	£3,890,834	£3,661,437	£3,533,994
60% LAR : 40% CIR	40%	£4,271,043	£3,434,126	£3,425,032	£3,409,765	£3,371,599	£3,142,601	£3,015,379
60% LAR : 40% CIR	45%	£3,691,219	£2,913,201	£2,904,118	£2,888,874	£2,850,762	£2,622,097	£2,495,061
60% LAR : 40% CIR	50%	£3,109,817	£2,390,708	£2,381,635	£2,366,409	£2,328,342	£2,099,943	£1,973,055

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,150,607	£3,842,893	£3,833,598	£3,817,991	£3,778,974	£3,544,869	£3,414,812
60% LAR : 40% CIR	5%	£4,583,961	£3,335,058	£3,325,798	£3,310,250	£3,271,380	£3,038,157	£2,908,589
60% LAR : 40% CIR	10%	£4,015,613	£2,825,532	£2,816,305	£2,800,810	£2,762,075	£2,529,664	£2,400,547
60% LAR : 40% CIR	15%	£3,445,580	£2,314,331	£2,305,133	£2,289,688	£2,251,076	£2,019,405	£1,890,700
60% LAR : 40% CIR	20%	£2,873,875	£1,801,470	£1,792,298	£1,776,899	£1,738,399	£1,507,399	£1,379,066
60% LAR : 40% CIR	25%	£2,300,515	£1,286,966	£1,277,818	£1,262,458	£1,224,059	£993,661	£865,662
60% LAR : 40% CIR	**30%**	**£1,725,515**	**£770,833**	**£761,706**	**£746,381**	**£708,071**	**£478,207**	**£350,505**
60% LAR : 40% CIR	35%	£1,148,892	£253,087	£243,977	£228,684	£190,451	-£38,946	-£166,389
60% LAR : 40% CIR	40%	£570,660	-£266,257	-£275,352	-£290,618	-£328,784	-£557,782	-£685,004
60% LAR : 40% CIR	45%	-£9,164	-£787,183	-£796,265	-£811,509	-£849,621	-£1,078,286	-£1,205,322
60% LAR : 40% CIR	50%	-£590,566	-£1,309,675	-£1,318,748	-£1,333,975	-£1,372,041	-£1,600,440	-£1,727,328

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,683,941	£5,376,228	£5,366,932	£5,351,326	£5,312,309	£5,078,204	£4,948,147
60% LAR : 40% CIR	5%	£6,117,296	£4,868,393	£4,859,132	£4,843,585	£4,804,715	£4,571,492	£4,441,924
60% LAR : 40% CIR	10%	£5,548,948	£4,358,867	£4,349,640	£4,334,145	£4,295,410	£4,062,998	£3,933,881
60% LAR : 40% CIR	15%	£4,978,914	£3,847,666	£3,838,467	£3,823,023	£3,784,411	£3,552,740	£3,424,035
60% LAR : 40% CIR	20%	£4,407,209	£3,334,805	£3,325,633	£3,310,234	£3,271,734	£3,040,734	£2,912,401
60% LAR : 40% CIR	25%	£3,833,849	£2,820,301	£2,811,153	£2,795,793	£2,757,393	£2,526,996	£2,398,997
60% LAR : 40% CIR	**30%**	**£3,258,850**	**£2,304,168**	**£2,295,040**	**£2,279,716**	**£2,241,405**	**£2,011,542**	**£1,883,840**
60% LAR : 40% CIR	35%	£2,682,226	£1,786,421	£1,777,312	£1,762,019	£1,723,785	£1,494,389	£1,366,945
60% LAR : 40% CIR	40%	£2,103,995	£1,267,077	£1,257,983	£1,242,717	£1,204,551	£975,552	£848,331
60% LAR : 40% CIR	45%	£1,524,170	£746,152	£737,070	£721,825	£683,714	£455,049	£328,013
60% LAR : 40% CIR	50%	£942,768	£223,660	£214,587	£199,360	£161,293	-£67,105	-£193,993

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,319,285	£6,011,571	£6,002,276	£5,986,669	£5,947,652	£5,713,547	£5,583,490
60% LAR : 40% CIR	5%	£6,752,639	£5,503,736	£5,494,476	£5,478,928	£5,440,058	£5,206,835	£5,077,267
60% LAR : 40% CIR	10%	£6,184,291	£4,994,210	£4,984,983	£4,969,488	£4,930,753	£4,698,342	£4,569,225
60% LAR : 40% CIR	15%	£5,614,257	£4,483,009	£4,473,810	£4,458,366	£4,419,754	£4,188,083	£4,059,378
60% LAR : 40% CIR	20%	£5,042,552	£3,970,148	£3,960,976	£3,945,577	£3,907,077	£3,676,077	£3,547,744
60% LAR : 40% CIR	25%	£4,469,192	£3,455,644	£3,446,496	£3,431,136	£3,392,736	£3,162,339	£3,034,340
60% LAR : 40% CIR	**30%**	**£3,894,193**	**£2,939,511**	**£2,930,384**	**£2,915,059**	**£2,876,748**	**£2,646,885**	**£2,519,183**
60% LAR : 40% CIR	35%	£3,317,570	£2,421,764	£2,412,655	£2,397,362	£2,359,129	£2,129,732	£2,002,289
60% LAR : 40% CIR	40%	£2,739,338	£1,902,421	£1,893,326	£1,878,060	£1,839,894	£1,610,896	£1,483,674
60% LAR : 40% CIR	45%	£2,159,513	£1,381,495	£1,372,413	£1,357,168	£1,319,057	£1,090,392	£963,356
60% LAR : 40% CIR	50%	£1,578,111	£859,003	£849,930	£834,703	£796,637	£568,238	£441,350

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,070,320	£6,762,607	£6,753,311	£6,737,705	£6,698,688	£6,464,583	£6,334,526
60% LAR : 40% CIR	5%	£7,503,675	£6,254,772	£6,245,511	£6,229,964	£6,191,093	£5,957,871	£5,828,303
60% LAR : 40% CIR	10%	£6,935,327	£5,745,245	£5,736,019	£5,720,524	£5,681,789	£5,449,377	£5,320,260
60% LAR : 40% CIR	15%	£6,365,293	£5,234,045	£5,224,846	£5,209,402	£5,170,790	£4,939,119	£4,810,414
60% LAR : 40% CIR	20%	£5,793,588	£4,721,184	£4,712,012	£4,696,613	£4,658,113	£4,427,113	£4,298,780
60% LAR : 40% CIR	25%	£5,220,228	£4,206,680	£4,197,532	£4,182,171	£4,143,772	£3,913,375	£3,785,376
60% LAR : 40% CIR	**30%**	**£4,645,229**	**£3,690,547**	**£3,681,419**	**£3,666,095**	**£3,627,784**	**£3,397,920**	**£3,270,219**
60% LAR : 40% CIR	35%	£4,068,605	£3,172,800	£3,163,691	£3,148,398	£3,110,164	£2,880,768	£2,753,324
60% LAR : 40% CIR	40%	£3,490,374	£2,653,456	£2,644,362	£2,629,096	£2,590,930	£2,361,931	£2,234,710
60% LAR : 40% CIR	45%	£2,910,549	£2,132,531	£2,123,449	£2,108,204	£2,070,093	£1,841,428	£1,714,391
60% LAR : 40% CIR	50%	£2,329,147	£1,610,039	£1,600,966	£1,585,739	£1,547,672	£1,319,274	£1,192,386

LB Camden
Local Plan Viability Testing 2025

Resi 7 - 18 Flats

Value Area	**Zone C - £1,900 psf**

No Units	**18**
Site Area	**0.04 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£10,099,140	£8,771,470	£8,762,174	£8,746,566	£8,707,549	£8,473,446	£8,343,388
60% LAR : 40% CIR	5%	£9,470,087	£8,202,224	£8,192,964	£8,177,416	£8,138,546	£7,905,324	£7,775,755
60% LAR : 40% CIR	10%	£8,839,332	£7,631,289	£7,622,061	£7,606,566	£7,567,832	£7,335,421	£7,206,303
60% LAR : 40% CIR	15%	£8,206,891	£7,058,678	£7,049,479	£7,034,035	£6,995,423	£6,763,752	£6,635,047
60% LAR : 40% CIR	20%	£7,572,779	£6,484,408	£6,475,236	£6,459,836	£6,421,336	£6,190,337	£6,062,004
60% LAR : 40% CIR	25%	£6,937,011	£5,908,493	£5,899,346	£5,883,985	£5,845,586	£5,615,189	£5,487,190
60% LAR : 40% CIR	**30%**	**£6,299,604**	**£5,330,950**	**£5,321,823**	**£5,306,500**	**£5,268,189**	**£5,038,325**	**£4,910,623**
60% LAR : 40% CIR	35%	£5,660,573	£4,751,795	£4,742,685	£4,727,392	£4,689,159	£4,459,762	£4,332,319
60% LAR : 40% CIR	40%	£5,019,934	£4,171,042	£4,161,947	£4,146,680	£4,108,514	£3,879,516	£3,752,294
60% LAR : 40% CIR	45%	£4,377,701	£3,588,706	£3,579,624	£3,564,379	£3,526,269	£3,297,603	£3,170,567
60% LAR : 40% CIR	50%	£3,733,891	£3,004,804	£2,995,731	£2,980,504	£2,942,438	£2,714,040	£2,587,152

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,398,757	£5,071,086	£5,061,791	£5,046,183	£5,007,166	£4,773,063	£4,643,005
60% LAR : 40% CIR	5%	£5,769,703	£4,501,840	£4,492,581	£4,477,033	£4,438,163	£4,204,940	£4,075,372
60% LAR : 40% CIR	10%	£5,138,949	£3,930,906	£3,921,678	£3,906,183	£3,867,449	£3,635,037	£3,505,919
60% LAR : 40% CIR	15%	£4,506,507	£3,358,295	£3,349,096	£3,333,652	£3,295,040	£3,063,369	£2,934,664
60% LAR : 40% CIR	20%	£3,872,396	£2,784,025	£2,774,853	£2,759,452	£2,720,952	£2,489,954	£2,361,620
60% LAR : 40% CIR	25%	£3,236,628	£2,208,110	£2,198,963	£2,183,602	£2,145,203	£1,914,805	£1,786,807
60% LAR : 40% CIR	**30%**	**£2,599,221**	**£1,630,567**	**£1,621,440**	**£1,606,117**	**£1,567,806**	**£1,337,942**	**£1,210,240**
60% LAR : 40% CIR	35%	£1,960,190	£1,051,412	£1,042,302	£1,027,009	£988,776	£759,379	£631,936
60% LAR : 40% CIR	40%	£1,319,551	£470,659	£461,564	£446,297	£408,131	£179,133	£51,911
60% LAR : 40% CIR	45%	£677,318	-£111,677	-£120,759	-£136,004	-£174,114	-£402,780	-£529,817
60% LAR : 40% CIR	50%	£33,508	-£695,579	-£704,653	-£719,879	-£757,945	-£986,343	-£1,113,231

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,932,092	£6,604,421	£6,595,126	£6,579,518	£6,540,501	£6,306,397	£6,176,339
60% LAR : 40% CIR	5%	£7,303,038	£6,035,175	£6,025,915	£6,010,368	£5,971,498	£5,738,275	£5,608,707
60% LAR : 40% CIR	10%	£6,672,283	£5,464,240	£5,455,012	£5,439,518	£5,400,783	£5,168,372	£5,039,254
60% LAR : 40% CIR	15%	£6,039,842	£4,891,629	£4,882,431	£4,866,986	£4,828,374	£4,596,704	£4,467,998
60% LAR : 40% CIR	20%	£5,405,730	£4,317,360	£4,308,188	£4,292,787	£4,254,287	£4,023,289	£3,894,955
60% LAR : 40% CIR	25%	£4,769,962	£3,741,445	£3,732,297	£3,716,937	£3,678,538	£3,448,140	£3,320,142
60% LAR : 40% CIR	**30%**	**£4,132,555**	**£3,163,902**	**£3,154,775**	**£3,139,451**	**£3,101,140**	**£2,871,277**	**£2,743,574**
60% LAR : 40% CIR	35%	£3,493,525	£2,584,746	£2,575,637	£2,560,344	£2,522,111	£2,292,714	£2,165,271
60% LAR : 40% CIR	40%	£2,852,885	£2,003,993	£1,994,899	£1,979,632	£1,941,466	£1,712,467	£1,585,246
60% LAR : 40% CIR	45%	£2,210,653	£1,421,658	£1,412,576	£1,397,331	£1,359,220	£1,130,554	£1,003,518
60% LAR : 40% CIR	50%	£1,566,843	£837,755	£828,682	£813,456	£775,390	£546,991	£420,104

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,567,435	£7,239,764	£7,230,469	£7,214,861	£7,175,844	£6,941,740	£6,811,683
60% LAR : 40% CIR	5%	£7,938,381	£6,670,518	£6,661,259	£6,645,711	£6,606,841	£6,373,618	£6,244,050
60% LAR : 40% CIR	10%	£7,307,627	£6,099,584	£6,090,356	£6,074,861	£6,036,127	£5,803,715	£5,674,597
60% LAR : 40% CIR	15%	£6,675,185	£5,526,972	£5,517,774	£5,502,330	£5,463,718	£5,232,047	£5,103,342
60% LAR : 40% CIR	20%	£6,041,073	£4,952,703	£4,943,531	£4,928,130	£4,889,630	£4,658,632	£4,530,298
60% LAR : 40% CIR	25%	£5,405,306	£4,376,788	£4,367,641	£4,352,280	£4,313,881	£4,083,483	£3,955,485
60% LAR : 40% CIR	**30%**	**£4,767,898**	**£3,799,245**	**£3,790,118**	**£3,774,794**	**£3,736,484**	**£3,506,620**	**£3,378,918**
60% LAR : 40% CIR	35%	£4,128,868	£3,220,089	£3,210,980	£3,195,687	£3,157,454	£2,928,057	£2,800,614
60% LAR : 40% CIR	40%	£3,488,228	£2,639,336	£2,630,242	£2,614,975	£2,576,809	£2,347,810	£2,220,589
60% LAR : 40% CIR	45%	£2,845,996	£2,057,001	£2,047,919	£2,032,674	£1,994,564	£1,765,897	£1,638,861
60% LAR : 40% CIR	50%	£2,202,186	£1,473,098	£1,464,025	£1,448,799	£1,410,733	£1,182,335	£1,055,447

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,318,471	£7,990,800	£7,981,504	£7,965,897	£7,926,880	£7,692,776	£7,562,718
60% LAR : 40% CIR	5%	£8,689,417	£7,421,554	£7,412,294	£7,396,747	£7,357,876	£7,124,654	£6,995,086
60% LAR : 40% CIR	10%	£8,058,662	£6,850,619	£6,841,391	£6,825,897	£6,787,162	£6,554,751	£6,425,633
60% LAR : 40% CIR	15%	£7,426,221	£6,278,008	£6,268,810	£6,253,365	£6,214,753	£5,983,083	£5,854,377
60% LAR : 40% CIR	20%	£6,792,109	£5,703,739	£5,694,567	£5,679,166	£5,640,666	£5,409,668	£5,281,334
60% LAR : 40% CIR	25%	£6,156,341	£5,127,824	£5,118,676	£5,103,316	£5,064,917	£4,834,519	£4,706,521
60% LAR : 40% CIR	**30%**	**£5,518,934**	**£4,550,281**	**£4,541,154**	**£4,525,830**	**£4,487,519**	**£4,257,656**	**£4,129,953**
60% LAR : 40% CIR	35%	£4,879,904	£3,971,125	£3,962,016	£3,946,723	£3,908,489	£3,679,093	£3,551,649
60% LAR : 40% CIR	40%	£4,239,264	£3,390,372	£3,381,278	£3,366,011	£3,327,845	£3,098,846	£2,971,625
60% LAR : 40% CIR	45%	£3,597,032	£2,808,037	£2,798,955	£2,783,710	£2,745,599	£2,516,933	£2,389,897
60% LAR : 40% CIR	50%	£2,953,222	£2,224,134	£2,215,061	£2,199,835	£2,161,769	£1,933,370	£1,806,483

LB Camden
Local Plan Viability Testing 2025

Resi 7 - 18 Flats	
No Units	**18**
Site Area	**0.04 Ha**

Value Area	**Zone C - £2,000 psf**	
Sales value inflation		**Growth**
Build cost inflation		**Growth**
Tenure		**PIL**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£10,931,241	£9,590,264	£9,580,968	£9,565,362	£9,526,345	£9,292,240	£9,162,183
60% LAR : 40% CIR	5%	£10,260,583	£8,980,079	£8,970,820	£8,955,271	£8,916,401	£8,683,178	£8,553,611
60% LAR : 40% CIR	10%	£9,588,222	£8,368,204	£8,358,977	£8,343,482	£8,304,747	£8,072,335	£7,943,219
60% LAR : 40% CIR	15%	£8,914,175	£7,754,654	£7,745,455	£7,730,011	£7,691,399	£7,459,728	£7,331,023
60% LAR : 40% CIR	20%	£8,238,459	£7,139,443	£7,130,272	£7,114,872	£7,076,372	£6,845,372	£6,717,040
60% LAR : 40% CIR	25%	£7,561,087	£6,522,590	£6,513,441	£6,498,082	£6,459,683	£6,229,285	£6,101,287
60% LAR : 40% CIR	**30%**	**£6,882,074**	**£5,904,107**	**£5,894,980**	**£5,879,655**	**£5,841,345**	**£5,611,482**	**£5,483,780**
60% LAR : 40% CIR	35%	£6,201,439	£5,284,012	£5,274,902	£5,259,609	£5,221,376	£4,991,978	£4,864,536
60% LAR : 40% CIR	40%	£5,519,194	£4,662,319	£4,653,224	£4,637,957	£4,599,791	£4,370,793	£4,243,572
60% LAR : 40% CIR	45%	£4,835,357	£4,039,044	£4,029,962	£4,014,717	£3,976,605	£3,747,940	£3,620,904
60% LAR : 40% CIR	50%	£4,149,942	£3,414,201	£3,405,128	£3,389,902	£3,351,835	£3,123,438	£2,996,550

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,230,858	£5,889,881	£5,880,585	£5,864,979	£5,825,961	£5,591,857	£5,461,800
60% LAR : 40% CIR	5%	£6,560,200	£5,279,696	£5,270,436	£5,254,888	£5,216,017	£4,982,795	£4,853,228
60% LAR : 40% CIR	10%	£5,887,839	£4,667,820	£4,658,594	£4,643,099	£4,604,364	£4,371,952	£4,242,835
60% LAR : 40% CIR	15%	£5,213,792	£4,054,271	£4,045,072	£4,029,628	£3,991,016	£3,759,345	£3,630,640
60% LAR : 40% CIR	20%	£4,538,076	£3,439,060	£3,429,889	£3,414,489	£3,375,989	£3,144,989	£3,016,657
60% LAR : 40% CIR	25%	£3,860,703	£2,822,207	£2,813,058	£2,797,699	£2,759,299	£2,528,902	£2,400,903
60% LAR : 40% CIR	**30%**	**£3,181,691**	**£2,203,724**	**£2,194,597**	**£2,179,272**	**£2,140,962**	**£1,911,099**	**£1,783,396**
60% LAR : 40% CIR	35%	£2,501,056	£1,583,629	£1,574,519	£1,559,226	£1,520,993	£1,291,595	£1,164,153
60% LAR : 40% CIR	40%	£1,818,811	£961,936	£952,841	£937,574	£899,408	£670,410	£543,188
60% LAR : 40% CIR	45%	£1,134,973	£338,661	£329,578	£314,334	£276,222	£47,557	-£79,479
60% LAR : 40% CIR	50%	£449,559	-£286,182	-£295,255	-£310,481	-£348,548	-£576,946	-£703,833

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,764,193	£7,423,216	£7,413,920	£7,398,313	£7,359,296	£7,125,192	£6,995,135
60% LAR : 40% CIR	5%	£8,093,534	£6,813,031	£6,803,771	£6,788,223	£6,749,352	£6,516,130	£6,386,562
60% LAR : 40% CIR	10%	£7,421,174	£6,201,155	£6,191,928	£6,176,434	£6,137,698	£5,905,287	£5,776,170
60% LAR : 40% CIR	15%	£6,747,127	£5,587,605	£5,578,407	£5,562,962	£5,524,351	£5,292,680	£5,163,974
60% LAR : 40% CIR	20%	£6,071,411	£4,972,395	£4,963,224	£4,947,824	£4,909,324	£4,678,324	£4,549,992
60% LAR : 40% CIR	25%	£5,394,038	£4,355,542	£4,346,393	£4,331,033	£4,292,634	£4,062,237	£3,934,238
60% LAR : 40% CIR	**30%**	**£4,715,025**	**£3,737,059**	**£3,727,931**	**£3,712,607**	**£3,674,296**	**£3,444,434**	**£3,316,731**
60% LAR : 40% CIR	35%	£4,034,390	£3,116,963	£3,107,854	£3,092,561	£3,054,328	£2,824,930	£2,697,488
60% LAR : 40% CIR	40%	£3,352,145	£2,495,271	£2,486,175	£2,470,909	£2,432,743	£2,203,745	£2,076,523
60% LAR : 40% CIR	45%	£2,668,308	£1,871,995	£1,862,913	£1,847,668	£1,809,557	£1,580,892	£1,453,856
60% LAR : 40% CIR	50%	£1,982,894	£1,247,153	£1,238,080	£1,222,853	£1,184,787	£956,389	£829,501

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,399,536	£8,058,559	£8,049,263	£8,033,656	£7,994,639	£7,760,535	£7,630,478
60% LAR : 40% CIR	5%	£8,728,877	£7,448,374	£7,439,114	£7,423,566	£7,384,695	£7,151,473	£7,021,906
60% LAR : 40% CIR	10%	£8,056,517	£6,836,498	£6,827,271	£6,811,777	£6,773,042	£6,540,630	£6,411,513
60% LAR : 40% CIR	15%	£7,382,470	£6,222,949	£6,213,750	£6,198,306	£6,159,694	£5,928,023	£5,799,318
60% LAR : 40% CIR	20%	£6,706,754	£5,607,738	£5,598,567	£5,583,167	£5,544,667	£5,313,667	£5,185,335
60% LAR : 40% CIR	25%	£6,029,381	£4,990,885	£4,981,736	£4,966,377	£4,927,977	£4,697,580	£4,569,581
60% LAR : 40% CIR	**30%**	**£5,350,369**	**£4,372,402**	**£4,363,275**	**£4,347,950**	**£4,309,639**	**£4,079,777**	**£3,952,074**
60% LAR : 40% CIR	35%	£4,669,733	£3,752,306	£3,743,197	£3,727,904	£3,689,671	£3,460,273	£3,332,831
60% LAR : 40% CIR	40%	£3,987,488	£3,130,614	£3,121,518	£3,106,252	£3,068,086	£2,839,088	£2,711,866
60% LAR : 40% CIR	45%	£3,303,651	£2,507,338	£2,498,256	£2,483,012	£2,444,900	£2,216,235	£2,089,199
60% LAR : 40% CIR	50%	£2,618,237	£1,882,496	£1,873,423	£1,858,197	£1,820,130	£1,591,732	£1,464,844

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,150,572	£8,809,595	£8,800,299	£8,784,692	£8,745,675	£8,511,571	£8,381,514
60% LAR : 40% CIR	5%	£9,479,913	£8,199,410	£8,190,150	£8,174,602	£8,135,731	£7,902,509	£7,772,941
60% LAR : 40% CIR	10%	£8,807,553	£7,587,534	£7,578,307	£7,562,813	£7,524,077	£7,291,666	£7,162,549
60% LAR : 40% CIR	15%	£8,133,506	£6,973,984	£6,964,786	£6,949,341	£6,910,730	£6,679,059	£6,550,353
60% LAR : 40% CIR	20%	£7,457,789	£6,358,774	£6,349,603	£6,334,202	£6,295,703	£6,064,703	£5,936,370
60% LAR : 40% CIR	25%	£6,780,417	£5,741,921	£5,732,772	£5,717,412	£5,679,013	£5,448,616	£5,320,617
60% LAR : 40% CIR	**30%**	**£6,101,404**	**£5,123,438**	**£5,114,310**	**£5,098,986**	**£5,060,675**	**£4,830,812**	**£4,703,110**
60% LAR : 40% CIR	35%	£5,420,769	£4,503,342	£4,494,233	£4,478,940	£4,440,706	£4,211,309	£4,083,866
60% LAR : 40% CIR	40%	£4,738,524	£3,881,650	£3,872,554	£3,857,288	£3,819,122	£3,590,124	£3,462,902
60% LAR : 40% CIR	45%	£4,054,687	£3,258,374	£3,249,292	£3,234,047	£3,195,936	£2,967,271	£2,840,235
60% LAR : 40% CIR	50%	£3,369,273	£2,633,532	£2,624,459	£2,609,232	£2,571,166	£2,342,768	£2,215,880

LB Camden
Local Plan Viability Testing 2025

Resi 7 - 18 Flats		**Value Area**	**Zone C - RP Periphery £2,250 psf**

No Units	**18**
Site Area	**0.04 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
Tenure		**PIL**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£13,011,492	£11,637,252	£11,627,956	£11,612,349	£11,573,332	£11,339,228	£11,209,171
60% LAR : 40% CIR	5%	£12,236,821	£10,924,718	£10,915,457	£10,899,910	£10,861,039	£10,627,817	£10,498,249
60% LAR : 40% CIR	10%	£11,460,448	£10,210,492	£10,201,265	£10,185,771	£10,147,035	£9,914,624	£9,785,507
60% LAR : 40% CIR	15%	£10,682,389	£9,494,593	£9,485,395	£9,469,950	£9,431,339	£9,199,668	£9,070,962
60% LAR : 40% CIR	20%	£9,902,659	£8,777,034	£8,767,862	£8,752,462	£8,713,962	£8,482,962	£8,354,630
60% LAR : 40% CIR	25%	£9,121,274	£8,057,831	£8,048,682	£8,033,323	£7,994,923	£7,764,526	£7,636,527
60% LAR : 40% CIR	**30%**	**£8,338,250**	**£7,336,998**	**£7,327,871**	**£7,312,547**	**£7,274,237**	**£7,044,373**	**£6,916,671**
60% LAR : 40% CIR	35%	£7,553,602	£6,614,554	£6,605,444	£6,590,151	£6,551,918	£6,322,520	£6,195,078
60% LAR : 40% CIR	40%	£6,767,344	£5,890,511	£5,881,417	£5,866,150	£5,827,983	£5,598,985	£5,471,765
60% LAR : 40% CIR	45%	£5,979,495	£5,164,887	£5,155,804	£5,140,560	£5,102,449	£4,873,783	£4,746,747
60% LAR : 40% CIR	50%	£5,190,068	£4,437,696	£4,428,623	£4,413,396	£4,375,329	£4,146,931	£4,020,043

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,311,109	£7,936,868	£7,927,573	£7,911,966	£7,872,949	£7,638,845	£7,508,788
60% LAR : 40% CIR	5%	£8,536,438	£7,224,335	£7,215,074	£7,199,526	£7,160,656	£6,927,434	£6,797,865
60% LAR : 40% CIR	10%	£7,760,065	£6,510,109	£6,500,882	£6,485,388	£6,446,652	£6,214,241	£6,085,124
60% LAR : 40% CIR	15%	£6,982,006	£5,794,209	£5,785,012	£5,769,567	£5,730,956	£5,499,285	£5,370,579
60% LAR : 40% CIR	20%	£6,202,276	£5,076,651	£5,067,479	£5,052,079	£5,013,579	£4,782,579	£4,654,247
60% LAR : 40% CIR	25%	£5,420,891	£4,357,448	£4,348,299	£4,332,940	£4,294,539	£4,064,143	£3,936,144
60% LAR : 40% CIR	**30%**	**£4,637,867**	**£3,636,615**	**£3,627,488**	**£3,612,164**	**£3,573,854**	**£3,343,990**	**£3,216,287**
60% LAR : 40% CIR	35%	£3,853,218	£2,914,171	£2,905,061	£2,889,768	£2,851,535	£2,622,137	£2,494,695
60% LAR : 40% CIR	40%	£3,066,961	£2,190,128	£2,181,034	£2,165,767	£2,127,600	£1,898,602	£1,771,381
60% LAR : 40% CIR	45%	£2,279,111	£1,464,504	£1,455,421	£1,440,177	£1,402,065	£1,173,400	£1,046,364
60% LAR : 40% CIR	50%	£1,489,685	£737,313	£728,239	£713,013	£674,946	£446,548	£319,660

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,844,444	£9,470,203	£9,460,907	£9,445,301	£9,406,284	£9,172,179	£9,042,122
60% LAR : 40% CIR	5%	£10,069,773	£8,757,669	£8,748,409	£8,732,861	£8,693,991	£8,460,768	£8,331,200
60% LAR : 40% CIR	10%	£9,293,400	£8,043,444	£8,034,217	£8,018,722	£7,979,987	£7,747,576	£7,618,459
60% LAR : 40% CIR	15%	£8,515,341	£7,327,544	£7,318,347	£7,302,901	£7,264,290	£7,032,620	£6,903,913
60% LAR : 40% CIR	20%	£7,735,611	£6,609,986	£6,600,814	£6,585,413	£6,546,913	£6,315,914	£6,187,581
60% LAR : 40% CIR	25%	£6,954,226	£5,890,783	£5,881,634	£5,866,274	£5,827,874	£5,597,478	£5,469,479
60% LAR : 40% CIR	**30%**	**£6,171,202**	**£5,169,950**	**£5,160,822**	**£5,145,499**	**£5,107,188**	**£4,877,324**	**£4,749,622**
60% LAR : 40% CIR	35%	£5,386,553	£4,447,505	£4,438,396	£4,423,103	£4,384,870	£4,155,472	£4,028,030
60% LAR : 40% CIR	40%	£4,600,296	£3,723,463	£3,714,368	£3,699,102	£3,660,935	£3,431,937	£3,304,716
60% LAR : 40% CIR	45%	£3,812,446	£2,997,839	£2,988,755	£2,973,512	£2,935,400	£2,706,735	£2,579,699
60% LAR : 40% CIR	50%	£3,023,019	£2,270,647	£2,261,574	£2,246,348	£2,208,281	£1,979,882	£1,852,995

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,479,787	£10,105,546	£10,096,251	£10,080,644	£10,041,627	£9,807,522	£9,677,466
60% LAR : 40% CIR	5%	£10,705,116	£9,393,013	£9,383,752	£9,368,204	£9,329,334	£9,096,112	£8,966,543
60% LAR : 40% CIR	10%	£9,928,743	£8,678,787	£8,669,560	£8,654,066	£8,615,330	£8,382,919	£8,253,802
60% LAR : 40% CIR	15%	£9,150,684	£7,962,887	£7,953,690	£7,938,244	£7,899,633	£7,667,963	£7,539,256
60% LAR : 40% CIR	20%	£8,370,954	£7,245,329	£7,236,157	£7,220,757	£7,182,257	£6,951,257	£6,822,925
60% LAR : 40% CIR	25%	£7,589,569	£6,526,126	£6,516,977	£6,501,618	£6,463,217	£6,232,821	£6,104,822
60% LAR : 40% CIR	**30%**	**£6,806,545**	**£5,805,293**	**£5,796,166**	**£5,780,842**	**£5,742,531**	**£5,512,668**	**£5,384,965**
60% LAR : 40% CIR	35%	£6,021,896	£5,082,849	£5,073,739	£5,058,446	£5,020,213	£4,790,815	£4,663,373
60% LAR : 40% CIR	40%	£5,235,639	£4,358,806	£4,349,712	£4,334,445	£4,296,278	£4,067,280	£3,940,059
60% LAR : 40% CIR	45%	£4,447,789	£3,633,182	£3,624,098	£3,608,855	£3,570,743	£3,342,078	£3,215,042
60% LAR : 40% CIR	50%	£3,658,363	£2,905,990	£2,896,917	£2,881,691	£2,843,624	£2,615,226	£2,488,338

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,230,823	£10,856,582	£10,847,286	£10,831,680	£10,792,663	£10,558,558	£10,428,501
60% LAR : 40% CIR	5%	£11,456,152	£10,144,048	£10,134,788	£10,119,240	£10,080,370	£9,847,147	£9,717,579
60% LAR : 40% CIR	10%	£10,679,779	£9,429,823	£9,420,596	£9,405,101	£9,366,366	£9,133,955	£9,004,838
60% LAR : 40% CIR	15%	£9,901,720	£8,713,923	£8,704,726	£8,689,280	£8,650,669	£8,418,999	£8,290,292
60% LAR : 40% CIR	20%	£9,121,990	£7,996,365	£7,987,193	£7,971,792	£7,933,292	£7,702,293	£7,573,960
60% LAR : 40% CIR	25%	£8,340,605	£7,277,162	£7,268,013	£7,252,653	£7,214,253	£6,983,857	£6,855,858
60% LAR : 40% CIR	**30%**	**£7,557,581**	**£6,556,329**	**£6,547,201**	**£6,531,878**	**£6,493,567**	**£6,263,703**	**£6,136,001**
60% LAR : 40% CIR	35%	£6,772,932	£5,833,884	£5,824,775	£5,809,482	£5,771,249	£5,541,851	£5,414,409
60% LAR : 40% CIR	40%	£5,986,675	£5,109,842	£5,100,747	£5,085,481	£5,047,314	£4,818,316	£4,691,095
60% LAR : 40% CIR	45%	£5,198,825	£4,384,217	£4,375,134	£4,359,891	£4,321,779	£4,093,114	£3,966,078
60% LAR : 40% CIR	50%	£4,409,398	£3,657,026	£3,647,953	£3,632,727	£3,594,660	£3,366,261	£3,239,374

LB Camden
Local Plan Viability Testing 2025

Resi 7 - 18 Flats		**Value Area**	**Zone C - RP Periphery £2,450 psf**

No Units	**18**
Site Area	**0.04 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
Tenure	**PIL**	

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£14,675,692	£13,274,841	£13,265,547	£13,249,939	£13,210,922	£12,976,819	£12,846,761
60% LAR : 40% CIR	5%	£13,817,811	£12,480,428	£12,471,167	£12,455,620	£12,416,750	£12,183,527	£12,053,960
60% LAR : 40% CIR	10%	£12,958,229	£11,684,324	£11,675,096	£11,659,602	£11,620,867	£11,388,456	£11,259,338
60% LAR : 40% CIR	15%	£12,096,960	£10,886,545	£10,877,346	£10,861,902	£10,823,290	£10,591,619	£10,462,913
60% LAR : 40% CIR	20%	£11,234,020	£10,087,106	£10,077,934	£10,062,534	£10,024,035	£9,793,035	£9,664,701
60% LAR : 40% CIR	25%	£10,369,425	£9,286,023	£9,276,874	£9,261,515	£9,223,116	£8,992,718	£8,864,720
60% LAR : 40% CIR	**30%**	**£9,503,190**	**£8,483,312**	**£8,474,184**	**£8,458,860**	**£8,420,549**	**£8,190,686**	**£8,062,984**
60% LAR : 40% CIR	35%	£8,635,332	£7,678,988	£7,669,877	£7,654,585	£7,616,352	£7,386,955	£7,259,511
60% LAR : 40% CIR	40%	£7,765,865	£6,873,066	£6,863,970	£6,848,704	£6,810,538	£6,581,540	£6,454,318
60% LAR : 40% CIR	45%	£6,894,805	£6,065,561	£6,056,479	£6,041,234	£6,003,124	£5,774,458	£5,647,421
60% LAR : 40% CIR	50%	£6,022,167	£5,256,490	£5,247,417	£5,232,191	£5,194,125	£4,965,726	£4,838,838

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,975,309	£9,574,458	£9,565,164	£9,549,556	£9,510,539	£9,276,435	£9,146,377
60% LAR : 40% CIR	5%	£10,117,428	£8,780,045	£8,770,784	£8,755,237	£8,716,366	£8,483,144	£8,353,577
60% LAR : 40% CIR	10%	£9,257,846	£7,983,941	£7,974,713	£7,959,218	£7,920,484	£7,688,073	£7,558,955
60% LAR : 40% CIR	15%	£8,396,577	£7,186,162	£7,176,963	£7,161,519	£7,122,907	£6,891,236	£6,762,530
60% LAR : 40% CIR	20%	£7,533,637	£6,386,723	£6,377,551	£6,362,151	£6,323,651	£6,092,652	£5,964,318
60% LAR : 40% CIR	25%	£6,669,042	£5,585,640	£5,576,491	£5,561,132	£5,522,733	£5,292,335	£5,164,336
60% LAR : 40% CIR	**30%**	**£5,802,807**	**£4,782,929**	**£4,773,801**	**£4,758,477**	**£4,720,166**	**£4,490,302**	**£4,362,601**
60% LAR : 40% CIR	35%	£4,934,949	£3,978,605	£3,969,494	£3,954,201	£3,915,969	£3,686,571	£3,559,128
60% LAR : 40% CIR	40%	£4,065,482	£3,172,682	£3,163,587	£3,148,321	£3,110,155	£2,881,156	£2,753,935
60% LAR : 40% CIR	45%	£3,194,422	£2,365,178	£2,356,096	£2,340,851	£2,302,740	£2,074,075	£1,947,038
60% LAR : 40% CIR	50%	£2,321,784	£1,556,107	£1,547,034	£1,531,807	£1,493,742	£1,265,343	£1,138,455

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,508,644	£11,107,793	£11,098,498	£11,082,891	£11,043,874	£10,809,770	£10,679,712
60% LAR : 40% CIR	5%	£11,650,763	£10,313,380	£10,304,119	£10,288,572	£10,249,701	£10,016,479	£9,886,911
60% LAR : 40% CIR	10%	£10,791,181	£9,517,276	£9,508,048	£9,492,553	£9,453,819	£9,221,408	£9,092,290
60% LAR : 40% CIR	15%	£9,929,911	£8,719,496	£8,710,298	£8,694,853	£8,656,242	£8,424,571	£8,295,864
60% LAR : 40% CIR	20%	£9,066,971	£7,920,058	£7,910,886	£7,895,486	£7,856,986	£7,625,987	£7,497,653
60% LAR : 40% CIR	25%	£8,202,376	£7,118,975	£7,109,826	£7,094,467	£7,056,067	£6,825,670	£6,697,671
60% LAR : 40% CIR	**30%**	**£7,336,142**	**£6,316,263**	**£6,307,136**	**£6,291,812**	**£6,253,501**	**£6,023,637**	**£5,895,936**
60% LAR : 40% CIR	35%	£6,468,283	£5,511,939	£5,502,829	£5,487,536	£5,449,304	£5,219,906	£5,092,463
60% LAR : 40% CIR	40%	£5,598,817	£4,706,017	£4,696,922	£4,681,656	£4,643,489	£4,414,491	£4,287,270
60% LAR : 40% CIR	45%	£4,727,757	£3,898,512	£3,889,430	£3,874,186	£3,836,075	£3,607,410	£3,480,373
60% LAR : 40% CIR	50%	£3,855,119	£3,089,442	£3,080,369	£3,065,142	£3,027,076	£2,798,678	£2,671,790

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,143,987	£11,743,136	£11,733,841	£11,718,234	£11,679,217	£11,445,113	£11,315,055
60% LAR : 40% CIR	5%	£12,286,106	£10,948,723	£10,939,462	£10,923,915	£10,885,044	£10,651,822	£10,522,255
60% LAR : 40% CIR	10%	£11,426,524	£10,152,619	£10,143,391	£10,127,896	£10,089,162	£9,856,751	£9,727,633
60% LAR : 40% CIR	15%	£10,565,255	£9,354,840	£9,345,641	£9,330,197	£9,291,585	£9,059,914	£8,931,208
60% LAR : 40% CIR	20%	£9,702,315	£8,555,401	£8,546,229	£8,530,829	£8,492,329	£8,261,330	£8,132,996
60% LAR : 40% CIR	25%	£8,837,719	£7,754,318	£7,745,169	£7,729,810	£7,691,410	£7,461,013	£7,333,014
60% LAR : 40% CIR	**30%**	**£7,971,485**	**£6,951,607**	**£6,942,479**	**£6,927,155**	**£6,888,844**	**£6,658,980**	**£6,531,279**
60% LAR : 40% CIR	35%	£7,103,626	£6,147,283	£6,138,172	£6,122,879	£6,084,647	£5,855,249	£5,727,806
60% LAR : 40% CIR	40%	£6,234,160	£5,341,360	£5,332,265	£5,316,999	£5,278,833	£5,049,834	£4,922,613
60% LAR : 40% CIR	45%	£5,363,100	£4,533,856	£4,524,773	£4,509,529	£4,471,418	£4,242,753	£4,115,716
60% LAR : 40% CIR	50%	£4,490,462	£3,724,785	£3,715,712	£3,700,485	£3,662,420	£3,434,021	£3,307,133

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,895,023	£12,494,172	£12,484,877	£12,469,270	£12,430,253	£12,196,149	£12,066,091
60% LAR : 40% CIR	5%	£13,037,142	£11,699,759	£11,690,498	£11,674,950	£11,636,080	£11,402,858	£11,273,290
60% LAR : 40% CIR	10%	£12,177,560	£10,903,655	£10,894,427	£10,878,932	£10,840,198	£10,607,786	£10,478,669
60% LAR : 40% CIR	15%	£11,316,290	£10,105,875	£10,096,677	£10,081,232	£10,042,620	£9,810,950	£9,682,243
60% LAR : 40% CIR	20%	£10,453,350	£9,306,437	£9,297,265	£9,281,865	£9,243,365	£9,012,365	£8,884,032
60% LAR : 40% CIR	25%	£9,588,755	£8,505,354	£8,496,205	£8,480,845	£8,442,446	£8,212,049	£8,084,050
60% LAR : 40% CIR	**30%**	**£8,722,521**	**£7,702,642**	**£7,693,515**	**£7,678,191**	**£7,639,880**	**£7,410,016**	**£7,282,315**
60% LAR : 40% CIR	35%	£7,854,662	£6,898,318	£6,889,208	£6,873,915	£6,835,683	£6,606,285	£6,478,842
60% LAR : 40% CIR	40%	£6,985,196	£6,092,396	£6,083,301	£6,068,034	£6,029,868	£5,800,870	£5,673,649
60% LAR : 40% CIR	45%	£6,114,136	£5,284,891	£5,275,809	£5,260,565	£5,222,454	£4,993,789	£4,866,752
60% LAR : 40% CIR	50%	£5,241,498	£4,475,821	£4,466,748	£4,451,521	£4,413,455	£4,185,057	£4,058,169

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		**Value Area**	**Zone C - £1,050 psf**

No Units	**20**
Site Area	**0.1 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,055,784	£1,637,690	£1,627,361	£1,610,002	£1,566,605	£1,306,223	£1,161,566
60% LAR : 40% CIR	5%	£2,752,176	£1,397,897	£1,387,607	£1,370,317	£1,327,093	£1,067,743	£923,660
60% LAR : 40% CIR	10%	£2,446,603	£1,156,152	£1,145,899	£1,128,673	£1,085,607	£827,211	£683,659
60% LAR : 40% CIR	15%	£2,139,084	£912,475	£902,254	£885,086	£842,166	£584,648	£441,583
60% LAR : 40% CIR	20%	£1,829,639	£666,885	£656,694	£639,578	£596,792	£340,073	£197,451
60% LAR : 40% CIR	25%	£1,518,286	£419,400	£409,236	£392,169	£349,503	£93,506	-£50,800
60% LAR : 40% CIR	30%	£1,205,043	£170,041	£159,899	£142,876	£100,317	-£163,757	-£314,477
60% LAR : 40% CIR	35%	£889,932	-£85,286	-£96,041	-£114,087	-£159,201	-£429,890	-£580,273
60% LAR : 40% CIR	40%	£572,970	-£354,141	-£364,878	-£382,888	-£427,915	-£698,075	-£848,165
60% LAR : 40% CIR	45%	£254,177	-£624,927	-£635,650	-£653,630	-£698,582	-£968,292	-£1,118,132
60% LAR : 40% CIR	50%	-£69,603	-£897,625	-£908,337	-£926,292	-£971,182	-£1,240,519	-£1,390,151

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,709,116	-£8,127,210	-£8,137,539	-£8,154,898	-£8,198,295	-£8,458,677	-£8,603,334
60% LAR : 40% CIR	5%	-£7,012,724	-£8,367,003	-£8,377,293	-£8,394,583	-£8,437,807	-£8,697,157	-£8,841,240
60% LAR : 40% CIR	10%	-£7,318,297	-£8,608,748	-£8,619,001	-£8,636,227	-£8,679,293	-£8,937,689	-£9,081,241
60% LAR : 40% CIR	15%	-£7,625,816	-£8,852,425	-£8,862,646	-£8,879,814	-£8,922,734	-£9,180,252	-£9,323,317
60% LAR : 40% CIR	20%	-£7,935,261	-£9,098,015	-£9,108,206	-£9,125,322	-£9,168,108	-£9,424,827	-£9,567,449
60% LAR : 40% CIR	25%	-£8,246,614	-£9,345,500	-£9,355,664	-£9,372,731	-£9,415,397	-£9,671,394	-£9,815,700
60% LAR : 40% CIR	30%	-£8,559,857	-£9,594,859	-£9,605,001	-£9,622,024	-£9,664,583	-£9,928,657	-£10,079,377
60% LAR : 40% CIR	35%	-£8,874,968	-£9,850,186	-£9,860,941	-£9,878,987	-£9,924,101	-£10,194,790	-£10,345,173
60% LAR : 40% CIR	40%	-£9,191,930	-£10,119,041	-£10,129,778	-£10,147,788	-£10,192,815	-£10,462,975	-£10,613,065
60% LAR : 40% CIR	45%	-£9,510,723	-£10,389,827	-£10,400,550	-£10,418,530	-£10,463,482	-£10,733,192	-£10,883,032
60% LAR : 40% CIR	50%	-£9,834,503	-£10,662,525	-£10,673,237	-£10,691,192	-£10,736,082	-£11,005,419	-£11,155,051

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,662,816	-£4,080,910	-£4,091,239	-£4,108,598	-£4,151,995	-£4,412,377	-£4,557,034
60% LAR : 40% CIR	5%	-£2,966,424	-£4,320,703	-£4,330,993	-£4,348,283	-£4,391,507	-£4,650,857	-£4,794,940
60% LAR : 40% CIR	10%	-£3,271,997	-£4,562,448	-£4,572,701	-£4,589,927	-£4,632,993	-£4,891,389	-£5,034,941
60% LAR : 40% CIR	15%	-£3,579,516	-£4,806,125	-£4,816,346	-£4,833,514	-£4,876,434	-£5,133,952	-£5,277,017
60% LAR : 40% CIR	20%	-£3,888,961	-£5,051,715	-£5,061,906	-£5,079,022	-£5,121,808	-£5,378,527	-£5,521,149
60% LAR : 40% CIR	25%	-£4,200,314	-£5,299,200	-£5,309,364	-£5,326,431	-£5,369,097	-£5,625,094	-£5,769,400
60% LAR : 40% CIR	30%	-£4,513,557	-£5,548,559	-£5,558,701	-£5,575,724	-£5,618,283	-£5,882,357	-£6,033,077
60% LAR : 40% CIR	35%	-£4,828,668	-£5,803,886	-£5,814,641	-£5,832,687	-£5,877,801	-£6,148,490	-£6,298,873
60% LAR : 40% CIR	40%	-£5,145,630	-£6,072,741	-£6,083,478	-£6,101,488	-£6,146,515	-£6,416,675	-£6,566,765
60% LAR : 40% CIR	45%	-£5,464,423	-£6,343,527	-£6,354,250	-£6,372,230	-£6,417,182	-£6,686,892	-£6,836,732
60% LAR : 40% CIR	50%	-£5,788,203	-£6,616,225	-£6,626,937	-£6,644,892	-£6,689,782	-£6,959,119	-£7,108,751

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£986,216	-£2,404,310	-£2,414,639	-£2,431,998	-£2,475,395	-£2,735,777	-£2,880,434
60% LAR : 40% CIR	5%	-£1,289,824	-£2,644,103	-£2,654,393	-£2,671,683	-£2,714,907	-£2,974,257	-£3,118,340
60% LAR : 40% CIR	10%	-£1,595,397	-£2,885,848	-£2,896,101	-£2,913,327	-£2,956,393	-£3,214,789	-£3,358,341
60% LAR : 40% CIR	15%	-£1,902,916	-£3,129,525	-£3,139,746	-£3,156,914	-£3,199,834	-£3,457,352	-£3,600,417
60% LAR : 40% CIR	20%	-£2,212,361	-£3,375,115	-£3,385,306	-£3,402,422	-£3,445,208	-£3,701,927	-£3,844,549
60% LAR : 40% CIR	25%	-£2,523,714	-£3,622,600	-£3,632,764	-£3,649,831	-£3,692,497	-£3,948,494	-£4,092,800
60% LAR : 40% CIR	30%	-£2,836,957	-£3,871,959	-£3,882,101	-£3,899,124	-£3,941,683	-£4,205,757	-£4,356,477
60% LAR : 40% CIR	35%	-£3,152,068	-£4,127,286	-£4,138,041	-£4,156,087	-£4,201,201	-£4,471,890	-£4,622,273
60% LAR : 40% CIR	40%	-£3,469,030	-£4,396,141	-£4,406,878	-£4,424,888	-£4,469,915	-£4,740,075	-£4,890,165
60% LAR : 40% CIR	45%	-£3,787,823	-£4,666,927	-£4,677,650	-£4,695,630	-£4,740,582	-£5,010,292	-£5,160,132
60% LAR : 40% CIR	50%	-£4,111,603	-£4,939,625	-£4,950,337	-£4,968,292	-£5,013,182	-£5,282,519	-£5,432,151

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£995,684	-£422,410	-£432,739	-£450,098	-£493,495	-£753,877	-£898,534
60% LAR : 40% CIR	5%	£692,076	-£662,203	-£672,493	-£689,783	-£733,007	-£992,357	-£1,136,440
60% LAR : 40% CIR	10%	£386,503	-£903,948	-£914,201	-£931,427	-£974,493	-£1,232,889	-£1,376,441
60% LAR : 40% CIR	15%	£78,984	-£1,147,625	-£1,157,846	-£1,175,014	-£1,217,934	-£1,475,452	-£1,618,517
60% LAR : 40% CIR	20%	-£230,461	-£1,393,215	-£1,403,406	-£1,420,522	-£1,463,308	-£1,720,027	-£1,862,649
60% LAR : 40% CIR	25%	-£541,814	-£1,640,700	-£1,650,864	-£1,667,931	-£1,710,597	-£1,966,594	-£2,110,900
60% LAR : 40% CIR	30%	-£855,057	-£1,890,059	-£1,900,201	-£1,917,224	-£1,959,783	-£2,223,857	-£2,374,577
60% LAR : 40% CIR	35%	-£1,170,168	-£2,145,386	-£2,156,141	-£2,174,187	-£2,219,301	-£2,489,990	-£2,640,373
60% LAR : 40% CIR	40%	-£1,487,130	-£2,414,241	-£2,424,978	-£2,442,988	-£2,488,015	-£2,758,175	-£2,908,265
60% LAR : 40% CIR	45%	-£1,805,923	-£2,685,027	-£2,695,750	-£2,713,730	-£2,758,682	-£3,028,392	-£3,178,232
60% LAR : 40% CIR	50%	-£2,129,703	-£2,957,725	-£2,968,437	-£2,986,392	-£3,031,282	-£3,300,619	-£3,450,251

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		Value Area	Zone C - £1,150 psf

No Units	20
Site Area	0.1 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,980,340	£2,547,462	£2,537,133	£2,519,775	£2,476,377	£2,215,995	£2,071,338
60% LAR : 40% CIR	5%	£3,630,504	£2,262,180	£2,251,891	£2,234,600	£2,191,376	£1,932,027	£1,787,944
60% LAR : 40% CIR	10%	£3,278,704	£1,974,947	£1,964,693	£1,947,467	£1,904,401	£1,646,007	£1,502,454
60% LAR : 40% CIR	15%	£2,924,957	£1,685,781	£1,675,561	£1,658,392	£1,615,473	£1,357,955	£1,214,889
60% LAR : 40% CIR	20%	£2,569,284	£1,394,703	£1,384,511	£1,367,397	£1,324,610	£1,067,890	£925,269
60% LAR : 40% CIR	25%	£2,211,702	£1,101,729	£1,091,565	£1,074,498	£1,031,832	£775,835	£633,614
60% LAR : 40% CIR	30%	£1,852,233	£806,881	£796,739	£779,716	£737,157	£481,807	£339,945
60% LAR : 40% CIR	35%	£1,490,893	£510,177	£500,054	£483,070	£440,606	£185,827	£44,283
60% LAR : 40% CIR	40%	£1,127,704	£211,635	£201,529	£184,577	£142,197	-£118,126	-£268,216
60% LAR : 40% CIR	45%	£762,683	-£93,307	-£104,030	-£122,010	-£166,962	-£436,672	-£586,511
60% LAR : 40% CIR	50%	£395,850	-£414,335	-£425,045	-£443,001	-£487,891	-£757,228	-£906,860

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,784,560	-£7,217,438	-£7,227,767	-£7,245,125	-£7,288,523	-£7,548,905	-£7,693,562
60% LAR : 40% CIR	5%	-£6,134,396	-£7,502,720	-£7,513,009	-£7,530,300	-£7,573,524	-£7,832,873	-£7,976,956
60% LAR : 40% CIR	10%	-£6,486,196	-£7,789,953	-£7,800,207	-£7,817,433	-£7,860,499	-£8,118,893	-£8,262,446
60% LAR : 40% CIR	15%	-£6,839,943	-£8,079,119	-£8,089,339	-£8,106,508	-£8,149,427	-£8,406,945	-£8,550,011
60% LAR : 40% CIR	20%	-£7,195,616	-£8,370,197	-£8,380,389	-£8,397,503	-£8,440,290	-£8,697,010	-£8,839,631
60% LAR : 40% CIR	25%	-£7,553,198	-£8,663,171	-£8,673,335	-£8,690,402	-£8,733,068	-£8,989,065	-£9,131,286
60% LAR : 40% CIR	30%	-£7,912,667	-£8,958,019	-£8,968,161	-£8,985,184	-£9,027,743	-£9,283,093	-£9,424,955
60% LAR : 40% CIR	35%	-£8,274,007	-£9,254,723	-£9,264,846	-£9,281,830	-£9,324,294	-£9,579,073	-£9,720,617
60% LAR : 40% CIR	40%	-£8,637,196	-£9,553,265	-£9,563,371	-£9,580,323	-£9,622,703	-£9,883,026	-£10,033,116
60% LAR : 40% CIR	45%	-£9,002,217	-£9,858,207	-£9,868,930	-£9,886,910	-£9,931,862	-£10,201,572	-£10,351,411
60% LAR : 40% CIR	50%	-£9,369,050	-£10,179,235	-£10,189,945	-£10,207,901	-£10,252,791	-£10,522,128	-£10,671,760

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,738,260	-£3,171,138	-£3,181,467	-£3,198,825	-£3,242,223	-£3,502,605	-£3,647,262
60% LAR : 40% CIR	5%	-£2,088,096	-£3,456,420	-£3,466,709	-£3,484,000	-£3,527,224	-£3,786,573	-£3,930,656
60% LAR : 40% CIR	10%	-£2,439,896	-£3,743,653	-£3,753,907	-£3,771,133	-£3,814,199	-£4,072,593	-£4,216,146
60% LAR : 40% CIR	15%	-£2,793,643	-£4,032,819	-£4,043,039	-£4,060,208	-£4,103,127	-£4,360,645	-£4,503,711
60% LAR : 40% CIR	20%	-£3,149,316	-£4,323,897	-£4,334,089	-£4,351,203	-£4,393,990	-£4,650,710	-£4,793,331
60% LAR : 40% CIR	25%	-£3,506,898	-£4,616,871	-£4,627,035	-£4,644,102	-£4,686,768	-£4,942,765	-£5,084,986
60% LAR : 40% CIR	30%	-£3,866,367	-£4,911,719	-£4,921,861	-£4,938,884	-£4,981,443	-£5,236,793	-£5,378,655
60% LAR : 40% CIR	35%	-£4,227,707	-£5,208,423	-£5,218,546	-£5,235,530	-£5,277,994	-£5,532,773	-£5,674,317
60% LAR : 40% CIR	40%	-£4,590,896	-£5,506,965	-£5,517,071	-£5,534,023	-£5,576,403	-£5,836,726	-£5,986,816
60% LAR : 40% CIR	45%	-£4,955,917	-£5,811,907	-£5,822,630	-£5,840,610	-£5,885,562	-£6,155,272	-£6,305,111
60% LAR : 40% CIR	50%	-£5,322,750	-£6,132,935	-£6,143,645	-£6,161,601	-£6,206,491	-£6,475,828	-£6,625,460

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£61,660	-£1,494,538	-£1,504,867	-£1,522,225	-£1,565,623	-£1,826,005	-£1,970,662
60% LAR : 40% CIR	5%	-£411,496	-£1,779,820	-£1,790,109	-£1,807,400	-£1,850,624	-£2,109,973	-£2,254,056
60% LAR : 40% CIR	10%	-£763,296	-£2,067,053	-£2,077,307	-£2,094,533	-£2,137,599	-£2,395,993	-£2,539,546
60% LAR : 40% CIR	15%	-£1,117,043	-£2,356,219	-£2,366,439	-£2,383,608	-£2,426,527	-£2,684,045	-£2,827,111
60% LAR : 40% CIR	20%	-£1,472,716	-£2,647,297	-£2,657,489	-£2,674,603	-£2,717,390	-£2,974,110	-£3,116,731
60% LAR : 40% CIR	25%	-£1,830,298	-£2,940,271	-£2,950,435	-£2,967,502	-£3,010,168	-£3,266,165	-£3,408,386
60% LAR : 40% CIR	30%	-£2,189,767	-£3,235,119	-£3,245,261	-£3,262,284	-£3,304,843	-£3,560,193	-£3,702,055
60% LAR : 40% CIR	35%	-£2,551,107	-£3,531,823	-£3,541,946	-£3,558,930	-£3,601,394	-£3,856,173	-£3,997,717
60% LAR : 40% CIR	40%	-£2,914,296	-£3,830,365	-£3,840,471	-£3,857,423	-£3,899,803	-£4,160,126	-£4,310,216
60% LAR : 40% CIR	45%	-£3,279,317	-£4,135,307	-£4,146,030	-£4,164,010	-£4,208,962	-£4,478,672	-£4,628,511
60% LAR : 40% CIR	50%	-£3,646,150	-£4,456,335	-£4,467,045	-£4,485,001	-£4,529,891	-£4,799,228	-£4,948,860

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,920,240	£487,362	£477,033	£459,675	£416,277	£155,895	£11,238
60% LAR : 40% CIR	5%	£1,570,404	£202,080	£191,791	£174,500	£131,276	-£128,073	-£272,156
60% LAR : 40% CIR	10%	£1,218,604	-£85,153	-£95,407	-£112,633	-£155,699	-£414,093	-£557,646
60% LAR : 40% CIR	15%	£864,857	-£374,319	-£384,539	-£401,708	-£444,627	-£702,145	-£845,211
60% LAR : 40% CIR	20%	£509,184	-£665,397	-£675,589	-£692,703	-£735,490	-£992,210	-£1,134,831
60% LAR : 40% CIR	25%	£151,602	-£958,371	-£968,535	-£985,602	-£1,028,268	-£1,284,265	-£1,426,486
60% LAR : 40% CIR	30%	-£207,867	-£1,253,219	-£1,263,361	-£1,280,384	-£1,322,943	-£1,578,293	-£1,720,155
60% LAR : 40% CIR	35%	-£569,207	-£1,549,923	-£1,560,046	-£1,577,030	-£1,619,494	-£1,874,273	-£2,015,817
60% LAR : 40% CIR	40%	-£932,396	-£1,848,465	-£1,858,571	-£1,875,523	-£1,917,903	-£2,178,226	-£2,328,316
60% LAR : 40% CIR	45%	-£1,297,417	-£2,153,407	-£2,164,130	-£2,182,110	-£2,227,062	-£2,496,772	-£2,646,611
60% LAR : 40% CIR	50%	-£1,664,250	-£2,474,435	-£2,485,145	-£2,503,101	-£2,547,991	-£2,817,328	-£2,966,960

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		**Value Area**	**Zone C - £1,350 psf**
No Units	20	**Sales value inflation**	Growth
Site Area	0.1 Ha	**Build cost inflation**	Growth
		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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£5,829,452	£4,367,006	£4,356,678	£4,339,319	£4,295,922	£4,035,539	£3,890,883
60% LAR : 40% CIR	5%	£5,387,161	£3,990,748	£3,980,458	£3,963,168	£3,919,944	£3,660,594	£3,516,512
60% LAR : 40% CIR	10%	£4,942,905	£3,612,537	£3,602,283	£3,585,057	£3,541,991	£3,283,597	£3,140,044
60% LAR : 40% CIR	15%	£4,496,702	£3,232,394	£3,222,174	£3,205,005	£3,162,086	£2,904,568	£2,761,502
60% LAR : 40% CIR	20%	£4,048,574	£2,850,338	£2,840,147	£2,823,033	£2,780,245	£2,523,526	£2,380,904
60% LAR : 40% CIR	25%	£3,598,537	£2,466,388	£2,456,223	£2,439,157	£2,396,490	£2,140,493	£1,998,272
60% LAR : 40% CIR	30%	£3,146,611	£2,080,562	£2,070,420	£2,053,397	£2,010,838	£1,755,488	£1,613,627
60% LAR : 40% CIR	35%	£2,692,816	£1,692,881	£1,682,759	£1,665,773	£1,623,310	£1,368,531	£1,226,986
60% LAR : 40% CIR	40%	£2,237,171	£1,303,362	£1,293,256	£1,276,304	£1,233,924	£979,642	£838,374
60% LAR : 40% CIR	45%	£1,779,695	£912,024	£901,933	£885,009	£842,700	£588,841	£447,808
60% LAR : 40% CIR	50%	£1,320,406	£518,888	£508,807	£491,907	£449,656	£196,148	£55,310

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,935,448	-£5,397,894	-£5,408,222	-£5,425,581	-£5,468,978	-£5,729,361	-£5,874,017
60% LAR : 40% CIR	5%	-£4,377,739	-£5,774,152	-£5,784,442	-£5,801,732	-£5,844,956	-£6,104,306	-£6,248,388
60% LAR : 40% CIR	10%	-£4,821,995	-£6,152,363	-£6,162,617	-£6,179,843	-£6,222,909	-£6,481,303	-£6,624,856
60% LAR : 40% CIR	15%	-£5,268,198	-£6,532,506	-£6,542,726	-£6,559,895	-£6,602,814	-£6,860,332	-£7,003,398
60% LAR : 40% CIR	20%	-£5,716,326	-£6,914,562	-£6,924,753	-£6,941,867	-£6,984,655	-£7,241,374	-£7,383,996
60% LAR : 40% CIR	25%	-£6,166,363	-£7,298,512	-£7,308,677	-£7,325,743	-£7,368,410	-£7,624,407	-£7,766,628
60% LAR : 40% CIR	30%	-£6,618,289	-£7,684,338	-£7,694,480	-£7,711,503	-£7,754,062	-£8,009,412	-£8,151,273
60% LAR : 40% CIR	35%	-£7,072,084	-£8,072,019	-£8,082,141	-£8,099,127	-£8,141,590	-£8,396,369	-£8,537,914
60% LAR : 40% CIR	40%	-£7,527,729	-£8,461,538	-£8,471,644	-£8,488,596	-£8,530,976	-£8,785,258	-£8,926,526
60% LAR : 40% CIR	45%	-£7,985,205	-£8,852,876	-£8,862,967	-£8,879,891	-£8,922,200	-£9,176,059	-£9,317,092
60% LAR : 40% CIR	50%	-£8,444,494	-£9,246,012	-£9,256,093	-£9,272,993	-£9,315,244	-£9,568,752	-£9,709,590

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£110,852	-£1,351,594	-£1,361,922	-£1,379,281	-£1,422,678	-£1,683,061	-£1,827,717
60% LAR : 40% CIR	5%	-£331,439	-£1,727,852	-£1,738,142	-£1,755,432	-£1,798,656	-£2,058,006	-£2,202,088
60% LAR : 40% CIR	10%	-£775,695	-£2,106,063	-£2,116,317	-£2,133,543	-£2,176,609	-£2,435,003	-£2,578,556
60% LAR : 40% CIR	15%	-£1,221,898	-£2,486,206	-£2,496,426	-£2,513,595	-£2,556,514	-£2,814,032	-£2,957,098
60% LAR : 40% CIR	20%	-£1,670,026	-£2,868,262	-£2,878,453	-£2,895,567	-£2,938,355	-£3,195,074	-£3,337,696
60% LAR : 40% CIR	25%	-£2,120,063	-£3,252,212	-£3,262,377	-£3,279,443	-£3,322,110	-£3,578,107	-£3,720,328
60% LAR : 40% CIR	30%	-£2,571,989	-£3,638,038	-£3,648,180	-£3,665,203	-£3,707,762	-£3,963,112	-£4,104,973
60% LAR : 40% CIR	35%	-£3,025,784	-£4,025,719	-£4,035,841	-£4,052,827	-£4,095,290	-£4,350,069	-£4,491,614
60% LAR : 40% CIR	40%	-£3,481,429	-£4,415,238	-£4,425,344	-£4,442,296	-£4,484,676	-£4,738,958	-£4,880,226
60% LAR : 40% CIR	45%	-£3,938,905	-£4,806,576	-£4,816,667	-£4,833,591	-£4,875,900	-£5,129,759	-£5,270,792
60% LAR : 40% CIR	50%	-£4,398,194	-£5,199,712	-£5,209,793	-£5,226,693	-£5,268,944	-£5,522,452	-£5,663,290

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,787,452	£325,006	£314,678	£297,319	£253,922	-£6,461	-£151,117
60% LAR : 40% CIR	5%	£1,345,161	-£51,252	-£61,542	-£78,832	-£122,056	-£381,406	-£525,488
60% LAR : 40% CIR	10%	£900,905	-£429,463	-£439,717	-£456,943	-£500,009	-£758,403	-£901,956
60% LAR : 40% CIR	15%	£454,702	-£809,606	-£819,826	-£836,995	-£879,914	-£1,137,432	-£1,280,498
60% LAR : 40% CIR	20%	£6,574	-£1,191,662	-£1,201,853	-£1,218,967	-£1,261,755	-£1,518,474	-£1,661,096
60% LAR : 40% CIR	25%	-£443,463	-£1,575,612	-£1,585,777	-£1,602,843	-£1,645,510	-£1,901,507	-£2,043,728
60% LAR : 40% CIR	30%	-£895,389	-£1,961,438	-£1,971,580	-£1,988,603	-£2,031,162	-£2,286,512	-£2,428,373
60% LAR : 40% CIR	35%	-£1,349,184	-£2,349,119	-£2,359,241	-£2,376,227	-£2,418,690	-£2,673,469	-£2,815,014
60% LAR : 40% CIR	40%	-£1,804,829	-£2,738,638	-£2,748,744	-£2,765,696	-£2,808,076	-£3,062,358	-£3,203,626
60% LAR : 40% CIR	45%	-£2,262,305	-£3,129,976	-£3,140,067	-£3,156,991	-£3,199,300	-£3,453,159	-£3,594,192
60% LAR : 40% CIR	50%	-£2,721,594	-£3,523,112	-£3,533,193	-£3,550,093	-£3,592,344	-£3,845,852	-£3,986,690

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,769,352	£2,306,906	£2,296,578	£2,279,219	£2,235,822	£1,975,439	£1,830,783
60% LAR : 40% CIR	5%	£3,327,061	£1,930,648	£1,920,358	£1,903,068	£1,859,844	£1,600,494	£1,456,412
60% LAR : 40% CIR	10%	£2,882,805	£1,552,437	£1,542,183	£1,524,957	£1,481,891	£1,223,497	£1,079,944
60% LAR : 40% CIR	15%	£2,436,602	£1,172,294	£1,162,074	£1,144,905	£1,101,986	£844,468	£701,402
60% LAR : 40% CIR	20%	£1,988,474	£790,238	£780,047	£762,933	£720,145	£463,426	£320,804
60% LAR : 40% CIR	25%	£1,538,437	£406,288	£396,123	£379,057	£336,390	£80,393	-£61,828
60% LAR : 40% CIR	30%	£1,086,511	£20,462	£10,320	-£6,703	-£49,262	-£304,612	-£446,473
60% LAR : 40% CIR	35%	£632,716	-£367,219	-£377,341	-£394,327	-£436,790	-£691,569	-£833,114
60% LAR : 40% CIR	40%	£177,071	-£756,738	-£766,844	-£783,796	-£826,176	-£1,080,458	-£1,221,726
60% LAR : 40% CIR	45%	-£280,405	-£1,148,076	-£1,158,167	-£1,175,091	-£1,217,400	-£1,471,259	-£1,612,292
60% LAR : 40% CIR	50%	-£739,694	-£1,541,212	-£1,551,293	-£1,568,193	-£1,610,444	-£1,863,952	-£2,004,790

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats	
No Units	20
Site Area	0.1 Ha

Value Area	Zone C - £1,500 psf	
Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£7,216,287	£5,731,665	£5,721,336	£5,703,977	£5,660,580	£5,400,198	£5,255,542
60% LAR : 40% CIR	5%	£6,704,653	£5,287,173	£5,276,883	£5,259,594	£5,216,369	£4,957,020	£4,812,937
60% LAR : 40% CIR	10%	£6,191,056	£4,840,730	£4,830,476	£4,813,250	£4,770,184	£4,511,790	£4,368,236
60% LAR : 40% CIR	15%	£5,675,512	£4,392,354	£4,382,134	£4,364,965	£4,322,046	£4,064,528	£3,921,462
60% LAR : 40% CIR	20%	£5,158,041	£3,942,065	£3,931,873	£3,914,759	£3,871,973	£3,615,253	£3,472,631
60% LAR : 40% CIR	25%	£4,638,662	£3,489,881	£3,479,716	£3,462,650	£3,419,984	£3,163,987	£3,021,766
60% LAR : 40% CIR	30%	£4,117,395	£3,035,823	£3,025,681	£3,008,658	£2,966,099	£2,710,749	£2,568,887
60% LAR : 40% CIR	35%	£3,594,258	£2,579,908	£2,569,787	£2,552,801	£2,510,338	£2,255,558	£2,114,015
60% LAR : 40% CIR	40%	£3,069,272	£2,122,157	£2,112,051	£2,095,099	£2,052,719	£1,798,437	£1,657,169
60% LAR : 40% CIR	45%	£2,542,453	£1,662,587	£1,652,495	£1,635,570	£1,593,261	£1,339,403	£1,198,370
60% LAR : 40% CIR	50%	£2,013,824	£1,201,217	£1,191,136	£1,174,236	£1,131,985	£878,477	£737,640

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,548,613	-£4,033,235	-£4,043,564	-£4,060,923	-£4,104,320	-£4,364,702	-£4,509,358
60% LAR : 40% CIR	5%	-£3,060,247	-£4,477,727	-£4,488,017	-£4,505,306	-£4,548,531	-£4,807,880	-£4,951,963
60% LAR : 40% CIR	10%	-£3,573,844	-£4,924,170	-£4,934,424	-£4,951,650	-£4,994,716	-£5,253,110	-£5,396,664
60% LAR : 40% CIR	15%	-£4,089,388	-£5,372,546	-£5,382,766	-£5,399,935	-£5,442,854	-£5,700,372	-£5,843,438
60% LAR : 40% CIR	20%	-£4,606,859	-£5,822,835	-£5,833,027	-£5,850,141	-£5,892,927	-£6,149,647	-£6,292,269
60% LAR : 40% CIR	25%	-£5,126,238	-£6,275,019	-£6,285,184	-£6,302,250	-£6,344,916	-£6,600,913	-£6,743,134
60% LAR : 40% CIR	30%	-£5,647,505	-£6,729,077	-£6,739,219	-£6,756,242	-£6,798,801	-£7,054,151	-£7,196,013
60% LAR : 40% CIR	35%	-£6,170,642	-£7,184,992	-£7,195,113	-£7,212,099	-£7,254,562	-£7,509,342	-£7,650,885
60% LAR : 40% CIR	40%	-£6,695,628	-£7,642,743	-£7,652,849	-£7,669,801	-£7,712,181	-£7,966,463	-£8,107,731
60% LAR : 40% CIR	45%	-£7,222,447	-£8,102,313	-£8,112,405	-£8,129,330	-£8,171,639	-£8,425,497	-£8,566,530
60% LAR : 40% CIR	50%	-£7,751,076	-£8,563,683	-£8,573,764	-£8,590,664	-£8,632,915	-£8,886,423	-£9,027,260

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,497,687	£13,065	£2,736	-£14,623	-£58,020	-£318,402	-£463,058
60% LAR : 40% CIR	5%	£986,053	-£431,427	-£441,717	-£459,006	-£502,231	-£761,580	-£905,663
60% LAR : 40% CIR	10%	£472,456	-£877,870	-£888,124	-£905,350	-£948,416	-£1,206,810	-£1,350,364
60% LAR : 40% CIR	15%	-£43,088	-£1,326,246	-£1,336,466	-£1,353,635	-£1,396,554	-£1,654,072	-£1,797,138
60% LAR : 40% CIR	20%	-£560,559	-£1,776,535	-£1,786,727	-£1,803,841	-£1,846,627	-£2,103,347	-£2,245,969
60% LAR : 40% CIR	25%	-£1,079,938	-£2,228,719	-£2,238,884	-£2,255,950	-£2,298,616	-£2,554,613	-£2,696,834
60% LAR : 40% CIR	30%	-£1,601,205	-£2,682,777	-£2,692,919	-£2,709,942	-£2,752,501	-£3,007,851	-£3,149,713
60% LAR : 40% CIR	35%	-£2,124,342	-£3,138,692	-£3,148,813	-£3,165,799	-£3,208,262	-£3,463,042	-£3,604,585
60% LAR : 40% CIR	40%	-£2,649,328	-£3,596,443	-£3,606,549	-£3,623,501	-£3,665,881	-£3,920,163	-£4,061,431
60% LAR : 40% CIR	45%	-£3,176,147	-£4,056,013	-£4,066,105	-£4,083,030	-£4,125,339	-£4,379,197	-£4,520,230
60% LAR : 40% CIR	50%	-£3,704,776	-£4,517,383	-£4,527,464	-£4,544,364	-£4,586,615	-£4,840,123	-£4,980,960

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,174,287	£1,689,665	£1,679,336	£1,661,977	£1,618,580	£1,358,198	£1,213,542
60% LAR : 40% CIR	5%	£2,662,653	£1,245,173	£1,234,883	£1,217,594	£1,174,369	£915,020	£770,937
60% LAR : 40% CIR	10%	£2,149,056	£798,730	£788,476	£771,250	£728,184	£469,790	£326,236
60% LAR : 40% CIR	15%	£1,633,512	£350,354	£340,134	£322,965	£280,046	£22,528	-£120,538
60% LAR : 40% CIR	20%	£1,116,041	-£99,935	-£110,127	-£127,241	-£170,027	-£426,747	-£569,369
60% LAR : 40% CIR	25%	£596,662	-£552,119	-£562,284	-£579,350	-£622,016	-£878,013	-£1,020,234
60% LAR : 40% CIR	30%	£75,395	-£1,006,177	-£1,016,319	-£1,033,342	-£1,075,901	-£1,331,251	-£1,473,113
60% LAR : 40% CIR	35%	-£447,742	-£1,462,092	-£1,472,213	-£1,489,199	-£1,531,662	-£1,786,442	-£1,927,985
60% LAR : 40% CIR	40%	-£972,728	-£1,919,843	-£1,929,949	-£1,946,901	-£1,989,281	-£2,243,563	-£2,384,831
60% LAR : 40% CIR	45%	-£1,499,547	-£2,379,413	-£2,389,505	-£2,406,430	-£2,448,739	-£2,702,597	-£2,843,630
60% LAR : 40% CIR	50%	-£2,028,176	-£2,840,783	-£2,850,864	-£2,867,764	-£2,910,015	-£3,163,523	-£3,304,360

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,156,187	£3,671,565	£3,661,236	£3,643,877	£3,600,480	£3,340,098	£3,195,442
60% LAR : 40% CIR	5%	£4,644,553	£3,227,073	£3,216,783	£3,199,494	£3,156,269	£2,896,920	£2,752,837
60% LAR : 40% CIR	10%	£4,130,956	£2,780,630	£2,770,376	£2,753,150	£2,710,084	£2,451,690	£2,308,136
60% LAR : 40% CIR	15%	£3,615,412	£2,332,254	£2,322,034	£2,304,865	£2,261,946	£2,004,428	£1,861,362
60% LAR : 40% CIR	20%	£3,097,941	£1,881,965	£1,871,773	£1,854,659	£1,811,873	£1,555,153	£1,412,531
60% LAR : 40% CIR	25%	£2,578,562	£1,429,781	£1,419,616	£1,402,550	£1,359,884	£1,103,887	£961,666
60% LAR : 40% CIR	30%	£2,057,295	£975,723	£965,581	£948,558	£905,999	£650,649	£508,787
60% LAR : 40% CIR	35%	£1,534,158	£519,808	£509,687	£492,701	£450,238	£195,458	£53,915
60% LAR : 40% CIR	40%	£1,009,172	£62,057	£51,951	£34,999	-£7,381	-£261,663	-£402,931
60% LAR : 40% CIR	45%	£482,353	-£397,513	-£407,605	-£424,530	-£466,839	-£720,697	-£861,730
60% LAR : 40% CIR	50%	-£46,276	-£858,883	-£868,964	-£885,864	-£928,115	-£1,181,623	-£1,322,460

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats	
No Units	**20**
Site Area	**0.1 Ha**

Value Area	**Zone C - £1,750 psf**	
Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£9,527,677	£8,006,095	£7,995,767	£7,978,407	£7,935,011	£7,674,629	£7,529,972
60% LAR : 40% CIR	5%	£8,900,474	£7,447,882	£7,437,592	£7,420,303	£7,377,077	£7,117,729	£6,973,646
60% LAR : 40% CIR	10%	£8,271,307	£6,887,717	£6,877,464	£6,860,238	£6,817,172	£6,558,777	£6,415,224
60% LAR : 40% CIR	15%	£7,640,193	£6,325,620	£6,315,399	£6,298,231	£6,255,312	£5,997,793	£5,854,727
60% LAR : 40% CIR	20%	£7,007,152	£5,761,609	£5,751,418	£5,734,303	£5,691,517	£5,434,798	£5,292,176
60% LAR : 40% CIR	25%	£6,372,205	£5,195,704	£5,185,540	£5,168,473	£5,125,807	£4,869,810	£4,727,589
60% LAR : 40% CIR	30%	£5,735,368	£4,627,924	£4,617,782	£4,600,759	£4,558,200	£4,302,850	£4,160,989
60% LAR : 40% CIR	35%	£5,096,662	£4,058,289	£4,048,166	£4,031,180	£3,988,718	£3,733,939	£3,592,395
60% LAR : 40% CIR	40%	£4,456,105	£3,486,815	£3,476,709	£3,459,757	£3,417,377	£3,163,095	£3,021,827
60% LAR : 40% CIR	45%	£3,813,718	£2,913,523	£2,903,432	£2,886,507	£2,844,198	£2,590,340	£2,449,307
60% LAR : 40% CIR	50%	£3,169,519	£2,338,433	£2,328,351	£2,311,451	£2,269,200	£2,015,692	£1,874,855

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£237,223	-£1,758,805	-£1,769,133	-£1,786,493	-£1,829,889	-£2,090,271	-£2,234,928
60% LAR : 40% CIR	5%	-£864,426	-£2,317,018	-£2,327,308	-£2,344,597	-£2,387,823	-£2,647,171	-£2,791,254
60% LAR : 40% CIR	10%	-£1,493,593	-£2,877,183	-£2,887,436	-£2,904,662	-£2,947,728	-£3,206,123	-£3,349,676
60% LAR : 40% CIR	15%	-£2,124,707	-£3,439,280	-£3,449,501	-£3,466,669	-£3,509,588	-£3,767,107	-£3,910,173
60% LAR : 40% CIR	20%	-£2,757,748	-£4,003,291	-£4,013,482	-£4,030,597	-£4,073,383	-£4,330,102	-£4,472,724
60% LAR : 40% CIR	25%	-£3,392,695	-£4,569,196	-£4,579,360	-£4,596,427	-£4,639,093	-£4,895,090	-£5,037,311
60% LAR : 40% CIR	30%	-£4,029,532	-£5,136,976	-£5,147,118	-£5,164,141	-£5,206,700	-£5,462,050	-£5,603,911
60% LAR : 40% CIR	35%	-£4,668,238	-£5,706,611	-£5,716,734	-£5,733,720	-£5,776,182	-£6,030,961	-£6,172,505
60% LAR : 40% CIR	40%	-£5,308,795	-£6,278,085	-£6,288,191	-£6,305,143	-£6,347,523	-£6,601,805	-£6,743,073
60% LAR : 40% CIR	45%	-£5,951,182	-£6,851,377	-£6,861,468	-£6,878,393	-£6,920,702	-£7,174,560	-£7,315,593
60% LAR : 40% CIR	50%	-£6,595,381	-£7,426,467	-£7,436,549	-£7,453,449	-£7,495,700	-£7,749,208	-£7,890,045

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,809,077	£2,287,495	£2,277,167	£2,259,807	£2,216,411	£1,956,029	£1,811,372
60% LAR : 40% CIR	5%	£3,181,874	£1,729,282	£1,718,992	£1,701,703	£1,658,477	£1,399,129	£1,255,046
60% LAR : 40% CIR	10%	£2,552,707	£1,169,117	£1,158,864	£1,141,638	£1,098,572	£840,177	£696,624
60% LAR : 40% CIR	15%	£1,921,593	£607,020	£596,799	£579,631	£536,712	£279,193	£136,127
60% LAR : 40% CIR	20%	£1,288,552	£43,009	£32,818	£15,703	-£27,083	-£283,802	-£426,424
60% LAR : 40% CIR	25%	£653,605	-£522,896	-£533,060	-£550,127	-£592,793	-£848,790	-£991,011
60% LAR : 40% CIR	30%	£16,768	-£1,090,676	-£1,100,818	-£1,117,841	-£1,160,400	-£1,415,750	-£1,557,611
60% LAR : 40% CIR	35%	-£621,938	-£1,660,311	-£1,670,434	-£1,687,420	-£1,729,882	-£1,984,661	-£2,126,205
60% LAR : 40% CIR	40%	-£1,262,495	-£2,231,785	-£2,241,891	-£2,258,843	-£2,301,223	-£2,555,505	-£2,696,773
60% LAR : 40% CIR	45%	-£1,904,882	-£2,805,077	-£2,815,168	-£2,832,093	-£2,874,402	-£3,128,260	-£3,269,293
60% LAR : 40% CIR	50%	-£2,549,081	-£3,380,167	-£3,390,249	-£3,407,149	-£3,449,400	-£3,702,908	-£3,843,745

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,485,677	£3,964,095	£3,953,767	£3,936,407	£3,893,011	£3,632,629	£3,487,972
60% LAR : 40% CIR	5%	£4,858,474	£3,405,882	£3,395,592	£3,378,303	£3,335,077	£3,075,729	£2,931,646
60% LAR : 40% CIR	10%	£4,229,307	£2,845,717	£2,835,464	£2,818,238	£2,775,172	£2,516,777	£2,373,224
60% LAR : 40% CIR	15%	£3,598,193	£2,283,620	£2,273,399	£2,256,231	£2,213,312	£1,955,793	£1,812,727
60% LAR : 40% CIR	20%	£2,965,152	£1,719,609	£1,709,418	£1,692,303	£1,649,517	£1,392,798	£1,250,176
60% LAR : 40% CIR	25%	£2,330,205	£1,153,704	£1,143,540	£1,126,473	£1,083,807	£827,810	£685,589
60% LAR : 40% CIR	30%	£1,693,368	£585,924	£575,782	£558,759	£516,200	£260,850	£118,989
60% LAR : 40% CIR	35%	£1,054,662	£16,289	£6,166	-£10,820	-£53,282	-£308,061	-£449,605
60% LAR : 40% CIR	40%	£414,105	-£555,185	-£565,291	-£582,243	-£624,623	-£878,905	-£1,020,173
60% LAR : 40% CIR	45%	-£228,282	-£1,128,477	-£1,138,568	-£1,155,493	-£1,197,802	-£1,451,660	-£1,592,693
60% LAR : 40% CIR	50%	-£872,481	-£1,703,567	-£1,713,649	-£1,730,549	-£1,772,800	-£2,026,308	-£2,167,145

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,467,577	£5,945,995	£5,935,667	£5,918,307	£5,874,911	£5,614,529	£5,469,872
60% LAR : 40% CIR	5%	£6,840,374	£5,387,782	£5,377,492	£5,360,203	£5,316,977	£5,057,629	£4,913,546
60% LAR : 40% CIR	10%	£6,211,207	£4,827,617	£4,817,364	£4,800,138	£4,757,072	£4,498,677	£4,355,124
60% LAR : 40% CIR	15%	£5,580,093	£4,265,520	£4,255,299	£4,238,131	£4,195,212	£3,937,693	£3,794,627
60% LAR : 40% CIR	20%	£4,947,052	£3,701,509	£3,691,318	£3,674,203	£3,631,417	£3,374,698	£3,232,076
60% LAR : 40% CIR	25%	£4,312,105	£3,135,604	£3,125,440	£3,108,373	£3,065,707	£2,809,710	£2,667,489
60% LAR : 40% CIR	30%	£3,675,268	£2,567,824	£2,557,682	£2,540,659	£2,498,100	£2,242,750	£2,100,889
60% LAR : 40% CIR	35%	£3,036,562	£1,998,189	£1,988,066	£1,971,080	£1,928,618	£1,673,839	£1,532,295
60% LAR : 40% CIR	40%	£2,396,005	£1,426,715	£1,416,609	£1,399,657	£1,357,277	£1,102,995	£961,727
60% LAR : 40% CIR	45%	£1,753,618	£853,423	£843,332	£826,407	£784,098	£530,240	£389,207
60% LAR : 40% CIR	50%	£1,109,419	£278,333	£268,251	£251,351	£209,100	-£44,408	-£185,245

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		**Value Area**	**Zone C - £1,900 psf**

No Units	**20**
Site Area	**0.1 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£10,914,510	£9,370,754	£9,360,425	£9,343,066	£9,299,669	£9,039,287	£8,894,630
60% LAR : 40% CIR	5%	£10,217,967	£8,744,307	£8,734,018	£8,716,728	£8,673,503	£8,414,154	£8,270,071
60% LAR : 40% CIR	10%	£9,519,457	£8,115,909	£8,105,656	£8,088,430	£8,045,364	£7,786,969	£7,643,417
60% LAR : 40% CIR	15%	£8,819,002	£7,485,580	£7,475,359	£7,458,191	£7,415,271	£7,157,753	£7,014,687
60% LAR : 40% CIR	20%	£8,116,620	£6,853,336	£6,843,145	£6,826,030	£6,783,243	£6,526,524	£6,383,902
60% LAR : 40% CIR	25%	£7,412,330	£6,219,199	£6,209,033	£6,191,967	£6,149,301	£5,893,303	£5,751,083
60% LAR : 40% CIR	30%	£6,706,152	£5,583,185	£5,573,043	£5,556,020	£5,513,461	£5,258,111	£5,116,249
60% LAR : 40% CIR	35%	£5,998,104	£4,945,317	£4,935,194	£4,918,209	£4,875,746	£4,620,967	£4,479,422
60% LAR : 40% CIR	40%	£5,288,206	£4,305,610	£4,295,505	£4,278,553	£4,236,172	£3,981,890	£3,840,623
60% LAR : 40% CIR	45%	£4,576,477	£3,664,086	£3,653,994	£3,637,069	£3,594,760	£3,340,902	£3,199,869
60% LAR : 40% CIR	50%	£3,862,936	£3,020,762	£3,010,681	£2,993,781	£2,951,529	£2,698,022	£2,557,184

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,149,610	-£394,146	-£404,475	-£421,834	-£465,231	-£725,613	-£870,270
60% LAR : 40% CIR	5%	£453,067	-£1,020,593	-£1,030,882	-£1,048,172	-£1,091,397	-£1,350,746	-£1,494,829
60% LAR : 40% CIR	10%	-£245,443	-£1,648,991	-£1,659,244	-£1,676,470	-£1,719,536	-£1,977,931	-£2,121,483
60% LAR : 40% CIR	15%	-£945,898	-£2,279,320	-£2,289,541	-£2,306,709	-£2,349,629	-£2,607,147	-£2,750,213
60% LAR : 40% CIR	20%	-£1,648,280	-£2,911,564	-£2,921,755	-£2,938,870	-£2,981,657	-£3,238,376	-£3,380,998
60% LAR : 40% CIR	25%	-£2,352,570	-£3,545,701	-£3,555,867	-£3,572,933	-£3,615,599	-£3,871,597	-£4,013,817
60% LAR : 40% CIR	30%	-£3,058,748	-£4,181,715	-£4,191,857	-£4,208,880	-£4,251,439	-£4,506,789	-£4,648,651
60% LAR : 40% CIR	35%	-£3,766,796	-£4,819,583	-£4,829,706	-£4,846,691	-£4,889,154	-£5,143,933	-£5,285,478
60% LAR : 40% CIR	40%	-£4,476,694	-£5,459,290	-£5,469,395	-£5,486,347	-£5,528,728	-£5,783,010	-£5,924,277
60% LAR : 40% CIR	45%	-£5,188,423	-£6,100,814	-£6,110,906	-£6,127,831	-£6,170,140	-£6,423,998	-£6,565,031
60% LAR : 40% CIR	50%	-£5,901,964	-£6,744,138	-£6,754,219	-£6,771,119	-£6,813,371	-£7,066,878	-£7,207,716

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,195,910	£3,652,154	£3,641,825	£3,624,466	£3,581,069	£3,320,687	£3,176,030
60% LAR : 40% CIR	5%	£4,499,367	£3,025,707	£3,015,418	£2,998,128	£2,954,903	£2,695,554	£2,551,471
60% LAR : 40% CIR	10%	£3,800,857	£2,397,309	£2,387,056	£2,369,830	£2,326,764	£2,068,369	£1,924,817
60% LAR : 40% CIR	15%	£3,100,402	£1,766,980	£1,756,759	£1,739,591	£1,696,671	£1,439,153	£1,296,087
60% LAR : 40% CIR	20%	£2,398,020	£1,134,736	£1,124,545	£1,107,430	£1,064,643	£807,924	£665,302
60% LAR : 40% CIR	25%	£1,693,730	£500,599	£490,433	£473,367	£430,701	£174,703	£32,483
60% LAR : 40% CIR	30%	£987,552	-£135,415	-£145,557	-£162,580	-£205,139	-£460,489	-£602,351
60% LAR : 40% CIR	35%	£279,504	-£773,283	-£783,406	-£800,391	-£842,854	-£1,097,633	-£1,239,178
60% LAR : 40% CIR	40%	-£430,394	-£1,412,990	-£1,423,095	-£1,440,047	-£1,482,428	-£1,736,710	-£1,877,977
60% LAR : 40% CIR	45%	-£1,142,123	-£2,054,514	-£2,064,606	-£2,081,531	-£2,123,840	-£2,377,698	-£2,518,731
60% LAR : 40% CIR	50%	-£1,855,664	-£2,697,838	-£2,707,919	-£2,724,819	-£2,767,071	-£3,020,578	-£3,161,416

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,872,510	£5,328,754	£5,318,425	£5,301,066	£5,257,669	£4,997,287	£4,852,630
60% LAR : 40% CIR	5%	£6,175,967	£4,702,307	£4,692,018	£4,674,728	£4,631,503	£4,372,154	£4,228,071
60% LAR : 40% CIR	10%	£5,477,457	£4,073,909	£4,063,656	£4,046,430	£4,003,364	£3,744,969	£3,601,417
60% LAR : 40% CIR	15%	£4,777,002	£3,443,580	£3,433,359	£3,416,191	£3,373,271	£3,115,753	£2,972,687
60% LAR : 40% CIR	20%	£4,074,620	£2,811,336	£2,801,145	£2,784,030	£2,741,243	£2,484,524	£2,341,902
60% LAR : 40% CIR	25%	£3,370,330	£2,177,199	£2,167,033	£2,149,967	£2,107,301	£1,851,303	£1,709,083
60% LAR : 40% CIR	30%	£2,664,152	£1,541,185	£1,531,043	£1,514,020	£1,471,461	£1,216,111	£1,074,249
60% LAR : 40% CIR	35%	£1,956,104	£903,317	£893,194	£876,209	£833,746	£578,967	£437,422
60% LAR : 40% CIR	40%	£1,246,206	£263,610	£253,505	£236,553	£194,172	-£60,110	-£201,377
60% LAR : 40% CIR	45%	£534,477	-£377,914	-£388,006	-£404,931	-£447,240	-£701,098	-£842,131
60% LAR : 40% CIR	50%	-£179,064	-£1,021,238	-£1,031,319	-£1,048,219	-£1,090,471	-£1,343,978	-£1,484,816

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,854,410	£7,310,654	£7,300,325	£7,282,966	£7,239,569	£6,979,187	£6,834,530
60% LAR : 40% CIR	5%	£8,157,867	£6,684,207	£6,673,918	£6,656,628	£6,613,403	£6,354,054	£6,209,971
60% LAR : 40% CIR	10%	£7,459,357	£6,055,809	£6,045,556	£6,028,330	£5,985,264	£5,726,869	£5,583,317
60% LAR : 40% CIR	15%	£6,758,902	£5,425,480	£5,415,259	£5,398,091	£5,355,171	£5,097,653	£4,954,587
60% LAR : 40% CIR	20%	£6,056,520	£4,793,236	£4,783,045	£4,765,930	£4,723,143	£4,466,424	£4,323,802
60% LAR : 40% CIR	25%	£5,352,230	£4,159,099	£4,148,933	£4,131,867	£4,089,201	£3,833,203	£3,690,983
60% LAR : 40% CIR	30%	£4,646,052	£3,523,085	£3,512,943	£3,495,920	£3,453,361	£3,198,011	£3,056,149
60% LAR : 40% CIR	35%	£3,938,004	£2,885,217	£2,875,094	£2,858,109	£2,815,646	£2,560,867	£2,419,322
60% LAR : 40% CIR	40%	£3,228,106	£2,245,510	£2,235,405	£2,218,453	£2,176,072	£1,921,790	£1,780,523
60% LAR : 40% CIR	45%	£2,516,377	£1,603,986	£1,593,894	£1,576,969	£1,534,660	£1,280,802	£1,139,769
60% LAR : 40% CIR	50%	£1,802,836	£960,662	£950,581	£933,681	£891,429	£637,922	£497,084

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		Value Area	Zone C - £2,000 psf

No Units	20
Site Area	0.1 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£11,839,066	£10,280,526	£10,270,197	£10,252,839	£10,209,441	£9,949,059	£9,804,402
60% LAR : 40% CIR	5%	£11,096,295	£9,608,591	£9,598,302	£9,581,011	£9,537,787	£9,278,437	£9,134,355
60% LAR : 40% CIR	10%	£10,351,558	£8,934,705	£8,924,451	£8,907,225	£8,864,159	£8,605,765	£8,462,211
60% LAR : 40% CIR	15%	£9,604,875	£8,258,885	£8,248,665	£8,231,498	£8,188,577	£7,931,059	£7,787,993
60% LAR : 40% CIR	20%	£8,856,265	£7,581,154	£7,570,962	£7,553,848	£7,511,062	£7,254,342	£7,111,720
60% LAR : 40% CIR	25%	£8,105,748	£6,901,528	£6,891,363	£6,874,296	£6,831,630	£6,575,633	£6,433,412
60% LAR : 40% CIR	30%	£7,353,341	£6,220,026	£6,209,884	£6,192,860	£6,150,303	£5,894,951	£5,753,090
60% LAR : 40% CIR	35%	£6,599,065	£5,536,668	£5,526,547	£5,509,561	£5,467,098	£5,212,318	£5,070,774
60% LAR : 40% CIR	40%	£5,842,939	£4,851,474	£4,841,368	£4,824,416	£4,782,035	£4,527,754	£4,386,486
60% LAR : 40% CIR	45%	£5,084,983	£4,164,460	£4,154,369	£4,137,444	£4,095,135	£3,841,276	£3,700,244
60% LAR : 40% CIR	50%	£4,325,213	£3,475,649	£3,465,566	£3,448,667	£3,406,415	£3,152,908	£3,012,070

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,074,166	£515,626	£505,297	£487,939	£444,541	£184,159	£39,502
60% LAR : 40% CIR	5%	£1,331,395	-£156,309	-£166,598	-£183,889	-£227,113	-£486,463	-£630,545
60% LAR : 40% CIR	10%	£586,658	-£830,195	-£840,449	-£857,675	-£900,741	-£1,159,135	-£1,302,689
60% LAR : 40% CIR	15%	-£160,025	-£1,506,015	-£1,516,235	-£1,533,402	-£1,576,323	-£1,833,841	-£1,976,907
60% LAR : 40% CIR	20%	-£908,635	-£2,183,746	-£2,193,938	-£2,211,052	-£2,253,838	-£2,510,558	-£2,653,180
60% LAR : 40% CIR	25%	-£1,659,152	-£2,863,372	-£2,873,537	-£2,890,604	-£2,933,270	-£3,189,267	-£3,331,488
60% LAR : 40% CIR	30%	-£2,411,559	-£3,544,874	-£3,555,016	-£3,572,040	-£3,614,597	-£3,869,949	-£4,011,810
60% LAR : 40% CIR	35%	-£3,165,835	-£4,228,232	-£4,238,353	-£4,255,339	-£4,297,802	-£4,552,582	-£4,694,126
60% LAR : 40% CIR	40%	-£3,921,961	-£4,913,426	-£4,923,532	-£4,940,484	-£4,982,865	-£5,237,146	-£5,378,414
60% LAR : 40% CIR	45%	-£4,679,917	-£5,600,440	-£5,610,531	-£5,627,456	-£5,669,765	-£5,923,624	-£6,064,656
60% LAR : 40% CIR	50%	-£5,439,687	-£6,289,251	-£6,299,334	-£6,316,233	-£6,358,485	-£6,611,992	-£6,752,830

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,120,466	£4,561,926	£4,551,597	£4,534,239	£4,490,841	£4,230,459	£4,085,802
60% LAR : 40% CIR	5%	£5,377,695	£3,889,991	£3,879,702	£3,862,411	£3,819,187	£3,559,837	£3,415,755
60% LAR : 40% CIR	10%	£4,632,958	£3,216,105	£3,205,851	£3,188,625	£3,145,559	£2,887,165	£2,743,611
60% LAR : 40% CIR	15%	£3,886,275	£2,540,285	£2,530,065	£2,512,898	£2,469,977	£2,212,459	£2,069,393
60% LAR : 40% CIR	20%	£3,137,665	£1,862,554	£1,852,362	£1,835,248	£1,792,462	£1,535,742	£1,393,120
60% LAR : 40% CIR	25%	£2,387,148	£1,182,928	£1,172,763	£1,155,696	£1,113,030	£857,033	£714,812
60% LAR : 40% CIR	30%	£1,634,741	£501,426	£491,284	£474,260	£431,703	£176,351	£34,490
60% LAR : 40% CIR	35%	£880,465	-£181,932	-£192,053	-£209,039	-£251,502	-£506,282	-£647,826
60% LAR : 40% CIR	40%	£124,339	-£867,126	-£877,232	-£894,184	-£936,565	-£1,190,846	-£1,332,114
60% LAR : 40% CIR	45%	-£633,617	-£1,554,140	-£1,564,231	-£1,581,156	-£1,623,465	-£1,877,324	-£2,018,356
60% LAR : 40% CIR	50%	-£1,393,387	-£2,242,951	-£2,253,034	-£2,269,933	-£2,312,185	-£2,565,692	-£2,706,530

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,797,066	£6,238,526	£6,228,197	£6,210,839	£6,167,441	£5,907,059	£5,762,402
60% LAR : 40% CIR	5%	£7,054,295	£5,566,591	£5,556,302	£5,539,011	£5,495,787	£5,236,437	£5,092,355
60% LAR : 40% CIR	10%	£6,309,558	£4,892,705	£4,882,451	£4,865,225	£4,822,159	£4,563,765	£4,420,211
60% LAR : 40% CIR	15%	£5,562,875	£4,216,885	£4,206,665	£4,189,498	£4,146,577	£3,889,059	£3,745,993
60% LAR : 40% CIR	20%	£4,814,265	£3,539,154	£3,528,962	£3,511,848	£3,469,062	£3,212,342	£3,069,720
60% LAR : 40% CIR	25%	£4,063,748	£2,859,528	£2,849,363	£2,832,296	£2,789,630	£2,533,633	£2,391,412
60% LAR : 40% CIR	30%	£3,311,341	£2,178,026	£2,167,884	£2,150,860	£2,108,303	£1,852,951	£1,711,090
60% LAR : 40% CIR	35%	£2,557,065	£1,494,668	£1,484,547	£1,467,561	£1,425,098	£1,170,318	£1,028,774
60% LAR : 40% CIR	40%	£1,800,939	£809,474	£799,368	£782,416	£740,035	£485,754	£344,486
60% LAR : 40% CIR	45%	£1,042,983	£122,460	£112,369	£95,444	£53,135	-£200,724	-£341,756
60% LAR : 40% CIR	50%	£283,213	-£566,351	-£576,434	-£593,333	-£635,585	-£889,092	-£1,029,930

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,778,966	£8,220,426	£8,210,097	£8,192,739	£8,149,341	£7,888,959	£7,744,302
60% LAR : 40% CIR	5%	£9,036,195	£7,548,491	£7,538,202	£7,520,911	£7,477,687	£7,218,337	£7,074,255
60% LAR : 40% CIR	10%	£8,291,458	£6,874,605	£6,864,351	£6,847,125	£6,804,059	£6,545,665	£6,402,111
60% LAR : 40% CIR	15%	£7,544,775	£6,198,785	£6,188,565	£6,171,398	£6,128,477	£5,870,959	£5,727,893
60% LAR : 40% CIR	20%	£6,796,165	£5,521,054	£5,510,862	£5,493,748	£5,450,962	£5,194,242	£5,051,620
60% LAR : 40% CIR	25%	£6,045,648	£4,841,428	£4,831,263	£4,814,196	£4,771,530	£4,515,533	£4,373,312
60% LAR : 40% CIR	30%	£5,293,241	£4,159,926	£4,149,784	£4,132,760	£4,090,203	£3,834,851	£3,692,990
60% LAR : 40% CIR	35%	£4,538,965	£3,476,568	£3,466,447	£3,449,461	£3,406,998	£3,152,218	£3,010,674
60% LAR : 40% CIR	40%	£3,782,839	£2,791,374	£2,781,268	£2,764,316	£2,721,935	£2,467,654	£2,326,386
60% LAR : 40% CIR	45%	£3,024,883	£2,104,360	£2,094,269	£2,077,344	£2,035,035	£1,781,176	£1,640,144
60% LAR : 40% CIR	50%	£2,265,113	£1,415,549	£1,405,466	£1,388,567	£1,346,315	£1,092,808	£951,970

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		**Value Area**	**Zone C - RP Periphery £2,250 psf**

No Units	**20**
Site Area	**0.1 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
Tenure		**PIL**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£14,150,456	£12,554,956	£12,544,628	£12,527,269	£12,483,872	£12,223,489	£12,078,833
60% LAR : 40% CIR	5%	£13,292,115	£11,769,300	£11,759,010	£11,741,721	£11,698,496	£11,439,147	£11,295,064
60% LAR : 40% CIR	10%	£12,431,809	£10,981,692	£10,971,439	£10,954,213	£10,911,147	£10,652,752	£10,509,199
60% LAR : 40% CIR	15%	£11,569,556	£10,192,152	£10,181,931	£10,164,763	£10,121,843	£9,864,325	£9,721,260
60% LAR : 40% CIR	20%	£10,705,377	£9,400,698	£9,390,507	£9,373,392	£9,330,606	£9,073,887	£8,931,265
60% LAR : 40% CIR	25%	£9,839,290	£8,607,351	£8,597,186	£8,580,119	£8,537,453	£8,281,456	£8,139,235
60% LAR : 40% CIR	30%	£8,971,315	£7,812,127	£7,801,985	£7,784,962	£7,742,404	£7,487,053	£7,345,192
60% LAR : 40% CIR	35%	£8,101,469	£7,015,048	£7,004,926	£6,987,941	£6,945,477	£6,690,698	£6,549,155
60% LAR : 40% CIR	40%	£7,229,774	£6,216,131	£6,206,027	£6,189,075	£6,146,694	£5,892,412	£5,751,145
60% LAR : 40% CIR	45%	£6,356,247	£5,415,397	£5,405,305	£5,388,381	£5,346,071	£5,092,213	£4,951,181
60% LAR : 40% CIR	50%	£5,480,908	£4,612,864	£4,602,782	£4,585,882	£4,543,630	£4,290,123	£4,149,285

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,385,556	£2,790,056	£2,779,728	£2,762,369	£2,718,972	£2,458,589	£2,313,933
60% LAR : 40% CIR	5%	£3,527,215	£2,004,400	£1,994,110	£1,976,821	£1,933,596	£1,674,247	£1,530,164
60% LAR : 40% CIR	10%	£2,666,909	£1,216,792	£1,206,539	£1,189,313	£1,146,247	£887,852	£744,299
60% LAR : 40% CIR	15%	£1,804,656	£427,252	£417,031	£399,863	£356,943	£99,425	-£43,640
60% LAR : 40% CIR	20%	£940,477	-£364,202	-£374,393	-£391,508	-£434,294	-£691,013	-£833,635
60% LAR : 40% CIR	25%	£74,390	-£1,157,549	-£1,167,714	-£1,184,781	-£1,227,447	-£1,483,444	-£1,625,665
60% LAR : 40% CIR	30%	-£793,585	-£1,952,773	-£1,962,915	-£1,979,938	-£2,022,496	-£2,277,847	-£2,419,708
60% LAR : 40% CIR	35%	-£1,663,431	-£2,749,852	-£2,759,974	-£2,776,959	-£2,819,423	-£3,074,202	-£3,215,745
60% LAR : 40% CIR	40%	-£2,535,126	-£3,548,769	-£3,558,873	-£3,575,825	-£3,618,206	-£3,872,488	-£4,013,755
60% LAR : 40% CIR	45%	-£3,408,653	-£4,349,503	-£4,359,595	-£4,376,519	-£4,418,829	-£4,672,687	-£4,813,719
60% LAR : 40% CIR	50%	-£4,283,992	-£5,152,036	-£5,162,118	-£5,179,018	-£5,221,270	-£5,474,777	-£5,615,615

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,431,856	£6,836,356	£6,826,028	£6,808,669	£6,765,272	£6,504,889	£6,360,233
60% LAR : 40% CIR	5%	£7,573,515	£6,050,700	£6,040,410	£6,023,121	£5,979,896	£5,720,547	£5,576,464
60% LAR : 40% CIR	10%	£6,713,209	£5,263,092	£5,252,839	£5,235,613	£5,192,547	£4,934,152	£4,790,599
60% LAR : 40% CIR	15%	£5,850,956	£4,473,552	£4,463,331	£4,446,163	£4,403,243	£4,145,725	£4,002,660
60% LAR : 40% CIR	20%	£4,986,777	£3,682,098	£3,671,907	£3,654,792	£3,612,006	£3,355,287	£3,212,665
60% LAR : 40% CIR	25%	£4,120,690	£2,888,751	£2,878,586	£2,861,519	£2,818,853	£2,562,856	£2,420,635
60% LAR : 40% CIR	30%	£3,252,715	£2,093,527	£2,083,385	£2,066,362	£2,023,804	£1,768,453	£1,626,592
60% LAR : 40% CIR	35%	£2,382,869	£1,296,448	£1,286,326	£1,269,341	£1,226,877	£972,098	£830,555
60% LAR : 40% CIR	40%	£1,511,174	£497,531	£487,427	£470,475	£428,094	£173,812	£32,545
60% LAR : 40% CIR	45%	£637,647	-£303,203	-£313,295	-£330,219	-£372,529	-£626,387	-£767,419
60% LAR : 40% CIR	50%	-£237,692	-£1,105,736	-£1,115,818	-£1,132,718	-£1,174,970	-£1,428,477	-£1,569,315

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,108,456	£8,512,956	£8,502,628	£8,485,269	£8,441,872	£8,181,489	£8,036,833
60% LAR : 40% CIR	5%	£9,250,115	£7,727,300	£7,717,010	£7,699,721	£7,656,496	£7,397,147	£7,253,064
60% LAR : 40% CIR	10%	£8,389,809	£6,939,692	£6,929,439	£6,912,213	£6,869,147	£6,610,752	£6,467,199
60% LAR : 40% CIR	15%	£7,527,556	£6,150,152	£6,139,931	£6,122,763	£6,079,843	£5,822,325	£5,679,260
60% LAR : 40% CIR	20%	£6,663,377	£5,358,698	£5,348,507	£5,331,392	£5,288,606	£5,031,887	£4,889,265
60% LAR : 40% CIR	25%	£5,797,290	£4,565,351	£4,555,186	£4,538,119	£4,495,453	£4,239,456	£4,097,235
60% LAR : 40% CIR	30%	£4,929,315	£3,770,127	£3,759,985	£3,742,962	£3,700,404	£3,445,053	£3,303,192
60% LAR : 40% CIR	35%	£4,059,469	£2,973,048	£2,962,926	£2,945,941	£2,903,477	£2,648,698	£2,507,155
60% LAR : 40% CIR	40%	£3,187,774	£2,174,131	£2,164,027	£2,147,075	£2,104,694	£1,850,412	£1,709,145
60% LAR : 40% CIR	45%	£2,314,247	£1,373,397	£1,363,305	£1,346,381	£1,304,071	£1,050,213	£909,181
60% LAR : 40% CIR	50%	£1,438,908	£570,864	£560,782	£543,882	£501,630	£248,123	£107,285

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,090,356	£10,494,856	£10,484,528	£10,467,169	£10,423,772	£10,163,389	£10,018,733
60% LAR : 40% CIR	5%	£11,232,015	£9,709,200	£9,698,910	£9,681,621	£9,638,396	£9,379,047	£9,234,964
60% LAR : 40% CIR	10%	£10,371,709	£8,921,592	£8,911,339	£8,894,113	£8,851,047	£8,592,652	£8,449,099
60% LAR : 40% CIR	15%	£9,509,456	£8,132,052	£8,121,831	£8,104,663	£8,061,743	£7,804,225	£7,661,160
60% LAR : 40% CIR	20%	£8,645,277	£7,340,598	£7,330,407	£7,313,292	£7,270,506	£7,013,787	£6,871,165
60% LAR : 40% CIR	25%	£7,779,190	£6,547,251	£6,537,086	£6,520,019	£6,477,353	£6,221,356	£6,079,135
60% LAR : 40% CIR	30%	£6,911,215	£5,752,027	£5,741,885	£5,724,862	£5,682,304	£5,426,953	£5,285,092
60% LAR : 40% CIR	35%	£6,041,369	£4,954,948	£4,944,826	£4,927,841	£4,885,377	£4,630,598	£4,489,055
60% LAR : 40% CIR	40%	£5,169,674	£4,156,031	£4,145,927	£4,128,975	£4,086,594	£3,832,312	£3,691,045
60% LAR : 40% CIR	45%	£4,296,147	£3,355,297	£3,345,205	£3,328,281	£3,285,971	£3,032,113	£2,891,081
60% LAR : 40% CIR	50%	£3,420,808	£2,552,764	£2,542,682	£2,525,782	£2,483,530	£2,230,023	£2,089,185

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats	
No Units	20
Site Area	0.1 Ha

Value Area	Zone C - RP Periphery £2,450 psf
Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£15,999,568	£14,374,501	£14,364,172	£14,346,814	£14,303,416	£14,043,034	£13,898,377
60% LAR : 40% CIR	5%	£15,048,772	£13,497,867	£13,487,578	£13,470,288	£13,427,063	£13,167,715	£13,023,631
60% LAR : 40% CIR	10%	£14,096,010	£12,619,282	£12,609,029	£12,591,803	£12,548,737	£12,290,342	£12,146,790
60% LAR : 40% CIR	15%	£13,141,302	£11,738,765	£11,728,544	£11,711,376	£11,668,456	£11,410,938	£11,267,873
60% LAR : 40% CIR	20%	£12,184,667	£10,856,334	£10,846,143	£10,829,028	£10,786,241	£10,529,522	£10,386,900
60% LAR : 40% CIR	25%	£11,226,124	£9,972,009	£9,961,844	£9,944,777	£9,902,111	£9,646,114	£9,503,893
60% LAR : 40% CIR	30%	£10,265,693	£9,085,809	£9,075,667	£9,058,643	£9,016,085	£8,760,734	£8,618,872
60% LAR : 40% CIR	35%	£9,303,392	£8,197,752	£8,187,630	£8,170,645	£8,128,182	£7,873,403	£7,731,858
60% LAR : 40% CIR	40%	£8,339,241	£7,307,859	£7,297,753	£7,280,801	£7,238,421	£6,984,139	£6,842,871
60% LAR : 40% CIR	45%	£7,373,259	£6,416,147	£6,406,054	£6,389,131	£6,346,821	£6,092,963	£5,951,931
60% LAR : 40% CIR	50%	£6,405,465	£5,522,636	£5,512,554	£5,495,654	£5,453,402	£5,199,895	£5,059,058

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,234,668	£4,609,601	£4,599,272	£4,581,914	£4,538,516	£4,278,134	£4,133,477
60% LAR : 40% CIR	5%	£5,283,872	£3,732,967	£3,722,678	£3,705,388	£3,662,163	£3,402,815	£3,258,731
60% LAR : 40% CIR	10%	£4,331,110	£2,854,382	£2,844,129	£2,826,903	£2,783,837	£2,525,442	£2,381,890
60% LAR : 40% CIR	15%	£3,376,402	£1,973,865	£1,963,644	£1,946,476	£1,903,556	£1,646,038	£1,502,973
60% LAR : 40% CIR	20%	£2,419,767	£1,091,434	£1,081,243	£1,064,128	£1,021,341	£764,622	£622,000
60% LAR : 40% CIR	25%	£1,461,224	£207,109	£196,944	£179,877	£137,211	-£118,786	-£261,007
60% LAR : 40% CIR	30%	£500,793	-£679,091	-£689,233	-£706,257	-£748,815	-£1,004,166	-£1,146,028
60% LAR : 40% CIR	35%	-£461,508	-£1,567,148	-£1,577,270	-£1,594,255	-£1,636,718	-£1,891,497	-£2,033,042
60% LAR : 40% CIR	40%	-£1,425,659	-£2,457,041	-£2,467,147	-£2,484,099	-£2,526,479	-£2,780,761	-£2,922,029
60% LAR : 40% CIR	45%	-£2,391,641	-£3,348,753	-£3,358,846	-£3,375,769	-£3,418,079	-£3,671,937	-£3,812,969
60% LAR : 40% CIR	50%	-£3,359,435	-£4,242,264	-£4,252,346	-£4,269,246	-£4,311,498	-£4,565,005	-£4,705,842

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,280,968	£8,655,901	£8,645,572	£8,628,214	£8,584,816	£8,324,434	£8,179,777
60% LAR : 40% CIR	5%	£9,330,172	£7,779,267	£7,768,978	£7,751,688	£7,708,463	£7,449,115	£7,305,031
60% LAR : 40% CIR	10%	£8,377,410	£6,900,682	£6,890,429	£6,873,203	£6,830,137	£6,571,742	£6,428,190
60% LAR : 40% CIR	15%	£7,422,702	£6,020,165	£6,009,944	£5,992,776	£5,949,856	£5,692,338	£5,549,273
60% LAR : 40% CIR	20%	£6,466,067	£5,137,734	£5,127,543	£5,110,428	£5,067,641	£4,810,922	£4,668,300
60% LAR : 40% CIR	25%	£5,507,524	£4,253,409	£4,243,244	£4,226,177	£4,183,511	£3,927,514	£3,785,293
60% LAR : 40% CIR	30%	£4,547,093	£3,367,209	£3,357,067	£3,340,043	£3,297,485	£3,042,134	£2,900,272
60% LAR : 40% CIR	35%	£3,584,792	£2,479,152	£2,469,030	£2,452,045	£2,409,582	£2,154,803	£2,013,258
60% LAR : 40% CIR	40%	£2,620,641	£1,589,259	£1,579,153	£1,562,201	£1,519,821	£1,265,539	£1,124,271
60% LAR : 40% CIR	45%	£1,654,659	£697,547	£687,454	£670,531	£628,221	£374,363	£233,331
60% LAR : 40% CIR	50%	£686,865	-£195,964	-£206,046	-£222,946	-£265,198	-£518,705	-£659,542

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,957,568	£10,332,501	£10,322,172	£10,304,814	£10,261,416	£10,001,034	£9,856,377
60% LAR : 40% CIR	5%	£11,006,772	£9,455,867	£9,445,578	£9,428,288	£9,385,063	£9,125,715	£8,981,631
60% LAR : 40% CIR	10%	£10,054,010	£8,577,282	£8,567,029	£8,549,803	£8,506,737	£8,248,342	£8,104,790
60% LAR : 40% CIR	15%	£9,099,302	£7,696,765	£7,686,544	£7,669,376	£7,626,456	£7,368,938	£7,225,873
60% LAR : 40% CIR	20%	£8,142,667	£6,814,334	£6,804,143	£6,787,028	£6,744,241	£6,487,522	£6,344,900
60% LAR : 40% CIR	25%	£7,184,124	£5,930,009	£5,919,844	£5,902,777	£5,860,111	£5,604,114	£5,461,893
60% LAR : 40% CIR	30%	£6,223,693	£5,043,809	£5,033,667	£5,016,643	£4,974,085	£4,718,734	£4,576,872
60% LAR : 40% CIR	35%	£5,261,392	£4,155,752	£4,145,630	£4,128,645	£4,086,182	£3,831,403	£3,689,858
60% LAR : 40% CIR	40%	£4,297,241	£3,265,859	£3,255,753	£3,238,801	£3,196,421	£2,942,139	£2,800,871
60% LAR : 40% CIR	45%	£3,331,259	£2,374,147	£2,364,054	£2,347,131	£2,304,821	£2,050,963	£1,909,931
60% LAR : 40% CIR	50%	£2,363,465	£1,480,636	£1,470,554	£1,453,654	£1,411,402	£1,157,895	£1,017,058

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,939,468	£12,314,401	£12,304,072	£12,286,714	£12,243,316	£11,982,934	£11,838,277
60% LAR : 40% CIR	5%	£12,988,672	£11,437,767	£11,427,478	£11,410,188	£11,366,963	£11,107,615	£10,963,531
60% LAR : 40% CIR	10%	£12,035,910	£10,559,182	£10,548,929	£10,531,703	£10,488,637	£10,230,242	£10,086,690
60% LAR : 40% CIR	15%	£11,081,202	£9,678,665	£9,668,444	£9,651,276	£9,608,356	£9,350,838	£9,207,773
60% LAR : 40% CIR	20%	£10,124,567	£8,796,234	£8,786,043	£8,768,928	£8,726,141	£8,469,422	£8,326,800
60% LAR : 40% CIR	25%	£9,166,024	£7,911,909	£7,901,744	£7,884,677	£7,842,011	£7,586,014	£7,443,793
60% LAR : 40% CIR	30%	£8,205,593	£7,025,709	£7,015,567	£6,998,543	£6,955,985	£6,700,634	£6,558,772
60% LAR : 40% CIR	35%	£7,243,292	£6,137,652	£6,127,530	£6,110,545	£6,068,082	£5,813,303	£5,671,758
60% LAR : 40% CIR	40%	£6,279,141	£5,247,759	£5,237,653	£5,220,701	£5,178,321	£4,924,039	£4,782,771
60% LAR : 40% CIR	45%	£5,313,159	£4,356,047	£4,345,954	£4,329,031	£4,286,721	£4,032,863	£3,891,831
60% LAR : 40% CIR	50%	£4,345,365	£3,462,536	£3,452,454	£3,435,554	£3,393,302	£3,139,795	£2,998,958

LB Camden
Local Plan Viability Testing 2025

Resi 9 - 30 Flats		Value Area	Zone C - £1,050 psf	
No Units	30	Sales value inflation		Growth
Site Area	0.1 Ha	Build cost inflation		Growth
		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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,457,119	£11,155,374	£11,125,906	£11,107,407	£11,061,161	£10,783,685	£10,629,531
60% LAR : 40% CIR	5%	£12,753,472	£10,554,120	£10,524,653	£10,506,154	£10,459,908	£10,182,431	£10,028,277
60% LAR : 40% CIR	10%	£12,049,826	£9,952,867	£9,923,399	£9,904,900	£9,858,654	£9,581,177	£9,427,023
60% LAR : 40% CIR	15%	£11,346,179	£9,351,613	£9,322,145	£9,303,647	£9,257,400	£8,979,923	£8,825,770
60% LAR : 40% CIR	20%	£10,642,533	£8,750,360	£8,720,892	£8,702,393	£8,656,147	£8,378,670	£8,224,516
60% LAR : 40% CIR	25%	£9,938,886	£8,149,106	£8,119,638	£8,101,140	£8,054,893	£7,777,417	£7,623,263
60% LAR : 40% CIR	30%	£9,235,239	£7,547,852	£7,518,384	£7,499,886	£7,453,640	£7,176,163	£7,022,010
60% LAR : 40% CIR	35%	£8,531,593	£6,946,599	£6,917,131	£6,898,632	£6,852,386	£6,574,910	£6,420,756
60% LAR : 40% CIR	40%	£7,827,946	£6,345,345	£6,315,877	£6,297,379	£6,251,133	£5,973,656	£5,819,502
60% LAR : 40% CIR	45%	£7,124,299	£5,744,091	£5,714,623	£5,696,125	£5,649,879	£5,372,402	£5,218,248
60% LAR : 40% CIR	50%	£6,420,653	£5,142,837	£5,113,370	£5,094,871	£5,048,625	£4,771,148	£4,616,995

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,692,219	£1,390,474	£1,361,006	£1,342,507	£1,296,261	£1,018,785	£864,631
60% LAR : 40% CIR	5%	£2,988,572	£789,220	£759,753	£741,254	£695,008	£417,531	£263,377
60% LAR : 40% CIR	10%	£2,284,926	£187,967	£158,499	£140,000	£93,754	-£183,723	-£337,877
60% LAR : 40% CIR	15%	£1,581,279	-£413,287	-£442,755	-£461,253	-£507,500	-£784,977	-£939,130
60% LAR : 40% CIR	20%	£877,633	-£1,014,540	-£1,044,008	-£1,062,507	-£1,108,753	-£1,386,230	-£1,540,384
60% LAR : 40% CIR	25%	£173,986	-£1,615,794	-£1,645,262	-£1,663,760	-£1,710,007	-£1,987,483	-£2,141,637
60% LAR : 40% CIR	30%	-£529,661	-£2,217,048	-£2,246,516	-£2,265,014	-£2,311,260	-£2,588,737	-£2,742,890
60% LAR : 40% CIR	35%	-£1,233,307	-£2,818,301	-£2,847,769	-£2,866,268	-£2,912,514	-£3,189,990	-£3,344,144
60% LAR : 40% CIR	40%	-£1,936,954	-£3,419,555	-£3,449,023	-£3,467,521	-£3,513,767	-£3,791,244	-£3,945,398
60% LAR : 40% CIR	45%	-£2,640,601	-£4,020,809	-£4,050,277	-£4,068,775	-£4,115,021	-£4,392,498	-£4,546,652
60% LAR : 40% CIR	50%	-£3,344,247	-£4,622,063	-£4,651,530	-£4,670,029	-£4,716,275	-£4,993,752	-£5,147,905

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,738,519	£5,436,774	£5,407,306	£5,388,807	£5,342,561	£5,065,085	£4,910,931
60% LAR : 40% CIR	5%	£7,034,872	£4,835,520	£4,806,053	£4,787,554	£4,741,308	£4,463,831	£4,309,677
60% LAR : 40% CIR	10%	£6,331,226	£4,234,267	£4,204,799	£4,186,300	£4,140,054	£3,862,577	£3,708,423
60% LAR : 40% CIR	15%	£5,627,579	£3,633,013	£3,603,545	£3,585,047	£3,538,800	£3,261,323	£3,107,170
60% LAR : 40% CIR	20%	£4,923,933	£3,031,760	£3,002,292	£2,983,793	£2,937,547	£2,660,070	£2,505,916
60% LAR : 40% CIR	25%	£4,220,286	£2,430,506	£2,401,038	£2,382,540	£2,336,293	£2,058,817	£1,904,663
60% LAR : 40% CIR	30%	£3,516,639	£1,829,252	£1,799,784	£1,781,286	£1,735,040	£1,457,563	£1,303,410
60% LAR : 40% CIR	35%	£2,812,993	£1,227,999	£1,198,531	£1,180,032	£1,133,786	£856,310	£702,156
60% LAR : 40% CIR	40%	£2,109,346	£626,745	£597,277	£578,779	£532,533	£255,056	£100,902
60% LAR : 40% CIR	45%	£1,405,699	£25,491	-£3,977	-£22,475	-£68,721	-£346,198	-£500,352
60% LAR : 40% CIR	50%	£702,053	-£575,763	-£605,230	-£623,729	-£669,975	-£947,452	-£1,101,605

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,415,119	£7,113,374	£7,083,906	£7,065,407	£7,019,161	£6,741,685	£6,587,531
60% LAR : 40% CIR	5%	£8,711,472	£6,512,120	£6,482,653	£6,464,154	£6,417,908	£6,140,431	£5,986,277
60% LAR : 40% CIR	10%	£8,007,826	£5,910,867	£5,881,399	£5,862,900	£5,816,654	£5,539,177	£5,385,023
60% LAR : 40% CIR	15%	£7,304,179	£5,309,613	£5,280,145	£5,261,647	£5,215,400	£4,937,923	£4,783,770
60% LAR : 40% CIR	20%	£6,600,533	£4,708,360	£4,678,892	£4,660,393	£4,614,147	£4,336,670	£4,182,516
60% LAR : 40% CIR	25%	£5,896,886	£4,107,106	£4,077,638	£4,059,140	£4,012,893	£3,735,417	£3,581,263
60% LAR : 40% CIR	30%	£5,193,239	£3,505,852	£3,476,384	£3,457,886	£3,411,640	£3,134,163	£2,980,010
60% LAR : 40% CIR	35%	£4,489,593	£2,904,599	£2,875,131	£2,856,632	£2,810,386	£2,532,910	£2,378,756
60% LAR : 40% CIR	40%	£3,785,946	£2,303,345	£2,273,877	£2,255,379	£2,209,133	£1,931,656	£1,777,502
60% LAR : 40% CIR	45%	£3,082,299	£1,702,091	£1,672,623	£1,654,125	£1,607,879	£1,330,402	£1,176,248
60% LAR : 40% CIR	50%	£2,378,653	£1,100,837	£1,071,370	£1,052,871	£1,006,625	£729,148	£574,995

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,397,019	£9,095,274	£9,065,806	£9,047,307	£9,001,061	£8,723,585	£8,569,431
60% LAR : 40% CIR	5%	£10,693,372	£8,494,020	£8,464,553	£8,446,054	£8,399,808	£8,122,331	£7,968,177
60% LAR : 40% CIR	10%	£9,989,726	£7,892,767	£7,863,299	£7,844,800	£7,798,554	£7,521,077	£7,366,923
60% LAR : 40% CIR	15%	£9,286,079	£7,291,513	£7,262,045	£7,243,547	£7,197,300	£6,919,823	£6,765,670
60% LAR : 40% CIR	20%	£8,582,433	£6,690,260	£6,660,792	£6,642,293	£6,596,047	£6,318,570	£6,164,416
60% LAR : 40% CIR	25%	£7,878,786	£6,089,006	£6,059,538	£6,041,040	£5,994,793	£5,717,317	£5,563,163
60% LAR : 40% CIR	30%	£7,175,139	£5,487,752	£5,458,284	£5,439,786	£5,393,540	£5,116,063	£4,961,910
60% LAR : 40% CIR	35%	£6,471,493	£4,886,499	£4,857,031	£4,838,532	£4,792,286	£4,514,810	£4,360,656
60% LAR : 40% CIR	40%	£5,767,846	£4,285,245	£4,255,777	£4,237,279	£4,191,033	£3,913,556	£3,759,402
60% LAR : 40% CIR	45%	£5,064,199	£3,683,991	£3,654,523	£3,636,025	£3,589,779	£3,312,302	£3,158,148
60% LAR : 40% CIR	50%	£4,360,553	£3,082,737	£3,053,270	£3,034,771	£2,988,525	£2,711,048	£2,556,895

LB Camden
Local Plan Viability Testing 2025

Resi 9 - 30 Flats	
Value Area	**Zone C - £1,150 psf**

No Units	**30**
Site Area	**0.1 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£15,413,963	£13,080,928	£13,051,460	£13,032,961	£12,986,714	£12,709,239	£12,555,084
60% LAR : 40% CIR	5%	£14,612,474	£12,383,396	£12,353,928	£12,335,430	£12,289,183	£12,011,706	£11,857,553
60% LAR : 40% CIR	10%	£13,810,986	£11,685,865	£11,656,397	£11,637,899	£11,591,652	£11,314,175	£11,160,021
60% LAR : 40% CIR	15%	£13,009,496	£10,988,333	£10,958,866	£10,940,367	£10,894,121	£10,616,644	£10,462,490
60% LAR : 40% CIR	20%	£12,208,008	£10,290,802	£10,261,334	£10,242,836	£10,196,590	£9,919,113	£9,764,959
60% LAR : 40% CIR	25%	£11,406,519	£9,593,271	£9,563,803	£9,545,304	£9,499,059	£9,221,582	£9,067,428
60% LAR : 40% CIR	30%	£10,605,030	£8,895,740	£8,866,272	£8,847,773	£8,801,527	£8,524,051	£8,369,897
60% LAR : 40% CIR	35%	£9,803,541	£8,198,208	£8,168,740	£8,150,242	£8,103,996	£7,826,519	£7,672,366
60% LAR : 40% CIR	40%	£9,002,053	£7,500,677	£7,471,209	£7,452,711	£7,406,464	£7,128,988	£6,974,835
60% LAR : 40% CIR	45%	£8,200,564	£6,803,146	£6,773,678	£6,755,180	£6,708,933	£6,431,456	£6,277,302
60% LAR : 40% CIR	50%	£7,399,075	£6,105,615	£6,076,147	£6,057,649	£6,011,402	£5,733,925	£5,579,771

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,649,063	£3,316,028	£3,286,560	£3,268,061	£3,221,814	£2,944,339	£2,790,184
60% LAR : 40% CIR	5%	£4,847,574	£2,618,496	£2,589,028	£2,570,530	£2,524,283	£2,246,806	£2,092,653
60% LAR : 40% CIR	10%	£4,046,086	£1,920,965	£1,891,497	£1,872,999	£1,826,752	£1,549,275	£1,395,121
60% LAR : 40% CIR	15%	£3,244,596	£1,223,433	£1,193,966	£1,175,467	£1,129,221	£851,744	£697,590
60% LAR : 40% CIR	20%	£2,443,108	£525,902	£496,434	£477,936	£431,690	£154,213	£59
60% LAR : 40% CIR	25%	£1,641,619	-£171,629	-£201,097	-£219,596	-£265,841	-£543,318	-£697,472
60% LAR : 40% CIR	30%	£840,130	-£869,160	-£898,628	-£917,127	-£963,373	-£1,240,849	-£1,395,003
60% LAR : 40% CIR	35%	£38,641	-£1,566,692	-£1,596,160	-£1,614,658	-£1,660,904	-£1,938,381	-£2,092,534
60% LAR : 40% CIR	40%	-£762,847	-£2,264,223	-£2,293,691	-£2,312,189	-£2,358,436	-£2,635,912	-£2,790,065
60% LAR : 40% CIR	45%	-£1,564,336	-£2,961,754	-£2,991,222	-£3,009,720	-£3,055,967	-£3,333,444	-£3,487,598
60% LAR : 40% CIR	50%	-£2,365,825	-£3,659,285	-£3,688,753	-£3,707,251	-£3,753,498	-£4,030,975	-£4,185,129

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,695,363	£7,362,328	£7,332,860	£7,314,361	£7,268,114	£6,990,639	£6,836,484
60% LAR : 40% CIR	5%	£8,893,874	£6,664,796	£6,635,328	£6,616,830	£6,570,583	£6,293,106	£6,138,953
60% LAR : 40% CIR	10%	£8,092,386	£5,967,265	£5,937,797	£5,919,299	£5,873,052	£5,595,575	£5,441,421
60% LAR : 40% CIR	15%	£7,290,896	£5,269,733	£5,240,266	£5,221,767	£5,175,521	£4,898,044	£4,743,890
60% LAR : 40% CIR	20%	£6,489,408	£4,572,202	£4,542,734	£4,524,236	£4,477,990	£4,200,513	£4,046,359
60% LAR : 40% CIR	25%	£5,687,919	£3,874,671	£3,845,203	£3,826,704	£3,780,459	£3,502,982	£3,348,828
60% LAR : 40% CIR	30%	£4,886,430	£3,177,140	£3,147,672	£3,129,173	£3,082,927	£2,805,451	£2,651,297
60% LAR : 40% CIR	35%	£4,084,941	£2,479,608	£2,450,140	£2,431,642	£2,385,396	£2,107,919	£1,953,766
60% LAR : 40% CIR	40%	£3,283,453	£1,782,077	£1,752,609	£1,734,111	£1,687,864	£1,410,388	£1,256,235
60% LAR : 40% CIR	45%	£2,481,964	£1,084,546	£1,055,078	£1,036,580	£990,333	£712,856	£558,702
60% LAR : 40% CIR	50%	£1,680,475	£387,015	£357,547	£339,049	£292,802	£15,325	-£138,829

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,371,963	£9,038,928	£9,009,460	£8,990,961	£8,944,714	£8,667,239	£8,513,084
60% LAR : 40% CIR	5%	£10,570,474	£8,341,396	£8,311,928	£8,293,430	£8,247,183	£7,969,706	£7,815,553
60% LAR : 40% CIR	10%	£9,768,986	£7,643,865	£7,614,397	£7,595,899	£7,549,652	£7,272,175	£7,118,021
60% LAR : 40% CIR	15%	£8,967,496	£6,946,333	£6,916,866	£6,898,367	£6,852,121	£6,574,644	£6,420,490
60% LAR : 40% CIR	20%	£8,166,008	£6,248,802	£6,219,334	£6,200,836	£6,154,590	£5,877,113	£5,722,959
60% LAR : 40% CIR	25%	£7,364,519	£5,551,271	£5,521,803	£5,503,304	£5,457,059	£5,179,582	£5,025,428
60% LAR : 40% CIR	30%	£6,563,030	£4,853,740	£4,824,272	£4,805,773	£4,759,527	£4,482,051	£4,327,897
60% LAR : 40% CIR	35%	£5,761,541	£4,156,208	£4,126,740	£4,108,242	£4,061,996	£3,784,519	£3,630,366
60% LAR : 40% CIR	40%	£4,960,053	£3,458,677	£3,429,209	£3,410,711	£3,364,464	£3,086,988	£2,932,835
60% LAR : 40% CIR	45%	£4,158,564	£2,761,146	£2,731,678	£2,713,180	£2,666,933	£2,389,456	£2,235,302
60% LAR : 40% CIR	50%	£3,357,075	£2,063,615	£2,034,147	£2,015,649	£1,969,402	£1,691,925	£1,537,771

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,353,863	£11,020,828	£10,991,360	£10,972,861	£10,926,614	£10,649,139	£10,494,984
60% LAR : 40% CIR	5%	£12,552,374	£10,323,296	£10,293,828	£10,275,330	£10,229,083	£9,951,606	£9,797,453
60% LAR : 40% CIR	10%	£11,750,886	£9,625,765	£9,596,297	£9,577,799	£9,531,552	£9,254,075	£9,099,921
60% LAR : 40% CIR	15%	£10,949,396	£8,928,233	£8,898,766	£8,880,267	£8,834,021	£8,556,544	£8,402,390
60% LAR : 40% CIR	20%	£10,147,908	£8,230,702	£8,201,234	£8,182,736	£8,136,490	£7,859,013	£7,704,859
60% LAR : 40% CIR	25%	£9,346,419	£7,533,171	£7,503,703	£7,485,204	£7,438,959	£7,161,482	£7,007,328
60% LAR : 40% CIR	30%	£8,544,930	£6,835,640	£6,806,172	£6,787,673	£6,741,427	£6,463,951	£6,309,797
60% LAR : 40% CIR	35%	£7,743,441	£6,138,108	£6,108,640	£6,090,142	£6,043,896	£5,766,419	£5,612,266
60% LAR : 40% CIR	40%	£6,941,953	£5,440,577	£5,411,109	£5,392,611	£5,346,364	£5,068,888	£4,914,735
60% LAR : 40% CIR	45%	£6,140,464	£4,743,046	£4,713,578	£4,695,080	£4,648,833	£4,371,356	£4,217,202
60% LAR : 40% CIR	50%	£5,338,975	£4,045,515	£4,016,047	£3,997,549	£3,951,302	£3,673,825	£3,519,671

LB Camden
Local Plan Viability Testing 2025

Resi 9 - 30 Flats	
Value Area	**Zone C - £1,350 psf**

No Units	**30**
Site Area	**0.1 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£19,327,650	£16,932,035	£16,902,567	£16,884,068	£16,837,821	£16,560,344	£16,406,191
60% LAR : 40% CIR	5%	£18,330,477	£16,041,947	£16,012,479	£15,993,981	£15,947,735	£15,670,258	£15,516,105
60% LAR : 40% CIR	10%	£17,333,304	£15,151,861	£15,122,393	£15,103,895	£15,057,648	£14,780,171	£14,626,018
60% LAR : 40% CIR	15%	£16,336,130	£14,261,774	£14,232,306	£14,213,808	£14,167,562	£13,890,085	£13,735,932
60% LAR : 40% CIR	20%	£15,338,958	£13,371,687	£13,342,220	£13,323,721	£13,277,475	£12,999,998	£12,845,845
60% LAR : 40% CIR	25%	£14,341,785	£12,481,601	£12,452,133	£12,433,635	£12,387,389	£12,109,912	£11,955,758
60% LAR : 40% CIR	30%	£13,344,611	£11,591,514	£11,562,046	£11,543,548	£11,497,302	£11,219,825	£11,065,671
60% LAR : 40% CIR	35%	£12,347,438	£10,701,428	£10,671,960	£10,653,462	£10,607,215	£10,329,738	£10,175,584
60% LAR : 40% CIR	40%	£11,350,265	£9,811,341	£9,781,873	£9,763,375	£9,717,129	£9,439,652	£9,285,498
60% LAR : 40% CIR	45%	£10,353,092	£8,921,255	£8,891,787	£8,873,289	£8,827,042	£8,549,565	£8,395,411
60% LAR : 40% CIR	50%	£9,355,918	£8,031,168	£8,001,700	£7,983,202	£7,936,956	£7,659,479	£7,505,325

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,562,750	£7,167,135	£7,137,667	£7,119,168	£7,072,921	£6,795,444	£6,641,291
60% LAR : 40% CIR	5%	£8,565,577	£6,277,047	£6,247,579	£6,229,081	£6,182,835	£5,905,358	£5,751,205
60% LAR : 40% CIR	10%	£7,568,404	£5,386,961	£5,357,493	£5,338,995	£5,292,748	£5,015,271	£4,861,118
60% LAR : 40% CIR	15%	£6,571,230	£4,496,874	£4,467,406	£4,448,908	£4,402,662	£4,125,185	£3,971,032
60% LAR : 40% CIR	20%	£5,574,058	£3,606,787	£3,577,320	£3,558,821	£3,512,575	£3,235,098	£3,080,945
60% LAR : 40% CIR	25%	£4,576,885	£2,716,701	£2,687,233	£2,668,735	£2,622,489	£2,345,012	£2,190,858
60% LAR : 40% CIR	30%	£3,579,711	£1,826,614	£1,797,146	£1,778,648	£1,732,402	£1,454,925	£1,300,771
60% LAR : 40% CIR	35%	£2,582,538	£936,528	£907,060	£888,562	£842,315	£564,838	£410,684
60% LAR : 40% CIR	40%	£1,585,365	£46,441	£16,973	-£1,525	-£47,771	-£325,248	-£479,402
60% LAR : 40% CIR	45%	£588,192	-£843,645	-£873,113	-£891,611	-£937,858	-£1,215,335	-£1,369,489
60% LAR : 40% CIR	50%	-£408,982	-£1,733,732	-£1,763,200	-£1,781,698	-£1,827,944	-£2,105,421	-£2,259,575

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,609,050	£11,213,435	£11,183,967	£11,165,468	£11,119,221	£10,841,744	£10,687,591
60% LAR : 40% CIR	5%	£12,611,877	£10,323,347	£10,293,879	£10,275,381	£10,229,135	£9,951,658	£9,797,505
60% LAR : 40% CIR	10%	£11,614,704	£9,433,261	£9,403,793	£9,385,295	£9,339,048	£9,061,571	£8,907,418
60% LAR : 40% CIR	15%	£10,617,530	£8,543,174	£8,513,706	£8,495,208	£8,448,962	£8,171,485	£8,017,332
60% LAR : 40% CIR	20%	£9,620,358	£7,653,087	£7,623,620	£7,605,121	£7,558,875	£7,281,398	£7,127,245
60% LAR : 40% CIR	25%	£8,623,185	£6,763,001	£6,733,533	£6,715,035	£6,668,789	£6,391,312	£6,237,158
60% LAR : 40% CIR	30%	£7,626,011	£5,872,914	£5,843,446	£5,824,948	£5,778,702	£5,501,225	£5,347,071
60% LAR : 40% CIR	35%	£6,628,838	£4,982,828	£4,953,360	£4,934,862	£4,888,615	£4,611,138	£4,456,984
60% LAR : 40% CIR	40%	£5,631,665	£4,092,741	£4,063,273	£4,044,775	£3,998,529	£3,721,052	£3,566,898
60% LAR : 40% CIR	45%	£4,634,492	£3,202,655	£3,173,187	£3,154,689	£3,108,442	£2,830,965	£2,676,811
60% LAR : 40% CIR	50%	£3,637,318	£2,312,568	£2,283,100	£2,264,602	£2,218,356	£1,940,879	£1,786,725

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,285,650	£12,890,035	£12,860,567	£12,842,068	£12,795,821	£12,518,344	£12,364,191
60% LAR : 40% CIR	5%	£14,288,477	£11,999,947	£11,970,479	£11,951,981	£11,905,735	£11,628,258	£11,474,105
60% LAR : 40% CIR	10%	£13,291,304	£11,109,861	£11,080,393	£11,061,895	£11,015,648	£10,738,171	£10,584,018
60% LAR : 40% CIR	15%	£12,294,130	£10,219,774	£10,190,306	£10,171,808	£10,125,562	£9,848,085	£9,693,932
60% LAR : 40% CIR	20%	£11,296,958	£9,329,687	£9,300,220	£9,281,721	£9,235,475	£8,957,998	£8,803,845
60% LAR : 40% CIR	25%	£10,299,785	£8,439,601	£8,410,133	£8,391,635	£8,345,389	£8,067,912	£7,913,758
60% LAR : 40% CIR	30%	£9,302,611	£7,549,514	£7,520,046	£7,501,548	£7,455,302	£7,177,825	£7,023,671
60% LAR : 40% CIR	35%	£8,305,438	£6,659,428	£6,629,960	£6,611,462	£6,565,215	£6,287,738	£6,133,584
60% LAR : 40% CIR	40%	£7,308,265	£5,769,341	£5,739,873	£5,721,375	£5,675,129	£5,397,652	£5,243,498
60% LAR : 40% CIR	45%	£6,311,092	£4,879,255	£4,849,787	£4,831,289	£4,785,042	£4,507,565	£4,353,411
60% LAR : 40% CIR	50%	£5,313,918	£3,989,168	£3,959,700	£3,941,202	£3,894,956	£3,617,479	£3,463,325

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,267,550	£14,871,935	£14,842,467	£14,823,968	£14,777,721	£14,500,244	£14,346,091
60% LAR : 40% CIR	5%	£16,270,377	£13,981,847	£13,952,379	£13,933,881	£13,887,635	£13,610,158	£13,456,005
60% LAR : 40% CIR	10%	£15,273,204	£13,091,761	£13,062,293	£13,043,795	£12,997,548	£12,720,071	£12,565,918
60% LAR : 40% CIR	15%	£14,276,030	£12,201,674	£12,172,206	£12,153,708	£12,107,462	£11,829,985	£11,675,832
60% LAR : 40% CIR	20%	£13,278,858	£11,311,587	£11,282,120	£11,263,621	£11,217,375	£10,939,898	£10,785,745
60% LAR : 40% CIR	25%	£12,281,685	£10,421,501	£10,392,033	£10,373,535	£10,327,289	£10,049,812	£9,895,658
60% LAR : 40% CIR	30%	£11,284,511	£9,531,414	£9,501,946	£9,483,448	£9,437,202	£9,159,725	£9,005,571
60% LAR : 40% CIR	35%	£10,287,338	£8,641,328	£8,611,860	£8,593,362	£8,547,115	£8,269,638	£8,115,484
60% LAR : 40% CIR	40%	£9,290,165	£7,751,241	£7,721,773	£7,703,275	£7,657,029	£7,379,552	£7,225,398
60% LAR : 40% CIR	45%	£8,292,992	£6,861,155	£6,831,687	£6,813,189	£6,766,942	£6,489,465	£6,335,311
60% LAR : 40% CIR	50%	£7,295,818	£5,971,068	£5,941,600	£5,923,102	£5,876,856	£5,599,379	£5,445,225

LB Camden
Local Plan Viability Testing 2025

Resi 9 - 30 Flats	
No Units	30
Site Area	0.1 Ha

Value Area	Zone C - £1,500 psf	
Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
		£22,262,916	£19,820,364	£19,790,897	£19,772,398	£19,726,152	£19,448,675	£19,294,521
60% LAR : 40% CIR	5%	£21,118,979	£18,785,861	£18,756,394	£18,737,894	£18,691,649	£18,414,172	£18,260,018
60% LAR : 40% CIR	10%	£19,975,042	£17,751,359	£17,721,891	£17,703,392	£17,657,145	£17,379,668	£17,225,515
60% LAR : 40% CIR	15%	£18,831,107	£16,716,855	£16,687,387	£16,668,889	£16,622,642	£16,345,165	£16,191,012
60% LAR : 40% CIR	20%	£17,687,170	£15,682,352	£15,652,884	£15,634,386	£15,588,139	£15,310,663	£15,156,508
60% LAR : 40% CIR	25%	£16,543,234	£14,647,849	£14,618,381	£14,599,883	£14,553,637	£14,276,160	£14,122,006
60% LAR : 40% CIR	30%	£15,399,297	£13,613,346	£13,583,878	£13,565,379	£13,519,133	£13,241,657	£13,087,503
60% LAR : 40% CIR	35%	£14,255,360	£12,578,842	£12,549,374	£12,530,876	£12,484,630	£12,207,153	£12,053,000
60% LAR : 40% CIR	40%	£13,111,424	£11,544,339	£11,514,871	£11,496,373	£11,450,127	£11,172,650	£11,018,496
60% LAR : 40% CIR	45%	£11,967,488	£10,509,836	£10,480,368	£10,461,870	£10,415,624	£10,138,147	£9,983,993
60% LAR : 40% CIR	50%	£10,823,552	£9,475,333	£9,445,865	£9,427,366	£9,381,121	£9,103,644	£8,949,490

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
	0%	£12,498,016	£10,055,464	£10,025,997	£10,007,498	£9,961,252	£9,683,775	£9,529,621
60% LAR : 40% CIR	5%	£11,354,079	£9,020,961	£8,991,494	£8,972,994	£8,926,749	£8,649,272	£8,495,118
60% LAR : 40% CIR	10%	£10,210,142	£7,986,459	£7,956,991	£7,938,492	£7,892,245	£7,614,768	£7,460,615
60% LAR : 40% CIR	15%	£9,066,207	£6,951,955	£6,922,487	£6,903,989	£6,857,742	£6,580,265	£6,426,112
60% LAR : 40% CIR	20%	£7,922,270	£5,917,452	£5,887,984	£5,869,486	£5,823,239	£5,545,763	£5,391,608
60% LAR : 40% CIR	25%	£6,778,334	£4,882,949	£4,853,481	£4,834,983	£4,788,737	£4,511,260	£4,357,106
60% LAR : 40% CIR	30%	£5,634,397	£3,848,446	£3,818,978	£3,800,479	£3,754,233	£3,476,757	£3,322,603
60% LAR : 40% CIR	35%	£4,490,460	£2,813,942	£2,784,474	£2,765,976	£2,719,730	£2,442,253	£2,288,100
60% LAR : 40% CIR	40%	£3,346,524	£1,779,439	£1,749,971	£1,731,473	£1,685,227	£1,407,750	£1,253,596
60% LAR : 40% CIR	45%	£2,202,588	£744,936	£715,468	£696,970	£650,724	£373,247	£219,093
60% LAR : 40% CIR	50%	£1,058,652	-£289,567	-£319,035	-£337,534	-£383,779	-£661,256	-£815,410

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
	0%	£16,544,316	£14,101,764	£14,072,297	£14,053,798	£14,007,552	£13,730,075	£13,575,921
60% LAR : 40% CIR	5%	£15,400,379	£13,067,261	£13,037,794	£13,019,294	£12,973,049	£12,695,572	£12,541,418
60% LAR : 40% CIR	10%	£14,256,442	£12,032,759	£12,003,291	£11,984,792	£11,938,545	£11,661,068	£11,506,915
60% LAR : 40% CIR	15%	£13,112,507	£10,998,255	£10,968,787	£10,950,289	£10,904,042	£10,626,565	£10,472,412
60% LAR : 40% CIR	20%	£11,968,570	£9,963,752	£9,934,284	£9,915,786	£9,869,539	£9,592,063	£9,437,908
60% LAR : 40% CIR	25%	£10,824,634	£8,929,249	£8,899,781	£8,881,283	£8,835,037	£8,557,560	£8,403,406
60% LAR : 40% CIR	30%	£9,680,697	£7,894,746	£7,865,278	£7,846,779	£7,800,533	£7,523,057	£7,368,903
60% LAR : 40% CIR	35%	£8,536,760	£6,860,242	£6,830,774	£6,812,276	£6,766,030	£6,488,553	£6,334,400
60% LAR : 40% CIR	40%	£7,392,824	£5,825,739	£5,796,271	£5,777,773	£5,731,527	£5,454,050	£5,299,896
60% LAR : 40% CIR	45%	£6,248,888	£4,791,236	£4,761,768	£4,743,270	£4,697,024	£4,419,547	£4,265,393
60% LAR : 40% CIR	50%	£5,104,952	£3,756,733	£3,727,265	£3,708,766	£3,662,521	£3,385,044	£3,230,890

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
	0%	£18,220,916	£15,778,364	£15,748,897	£15,730,398	£15,684,152	£15,406,675	£15,252,521
60% LAR : 40% CIR	5%	£17,076,979	£14,743,861	£14,714,394	£14,695,894	£14,649,649	£14,372,172	£14,218,018
60% LAR : 40% CIR	10%	£15,933,042	£13,709,359	£13,679,891	£13,661,392	£13,615,145	£13,337,668	£13,183,515
60% LAR : 40% CIR	15%	£14,789,107	£12,674,855	£12,645,387	£12,626,889	£12,580,642	£12,303,165	£12,149,012
60% LAR : 40% CIR	20%	£13,645,170	£11,640,352	£11,610,884	£11,592,386	£11,546,139	£11,268,663	£11,114,508
60% LAR : 40% CIR	25%	£12,501,234	£10,605,849	£10,576,381	£10,557,883	£10,511,637	£10,234,160	£10,080,006
60% LAR : 40% CIR	30%	£11,357,297	£9,571,346	£9,541,878	£9,523,379	£9,477,133	£9,199,657	£9,045,503
60% LAR : 40% CIR	35%	£10,213,360	£8,536,842	£8,507,374	£8,488,876	£8,442,630	£8,165,153	£8,011,000
60% LAR : 40% CIR	40%	£9,069,424	£7,502,339	£7,472,871	£7,454,373	£7,408,127	£7,130,650	£6,976,496
60% LAR : 40% CIR	45%	£7,925,488	£6,467,836	£6,438,368	£6,419,870	£6,373,624	£6,096,147	£5,941,993
60% LAR : 40% CIR	50%	£6,781,552	£5,433,333	£5,403,865	£5,385,366	£5,339,121	£5,061,644	£4,907,490

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
	0%	£20,202,816	£17,760,264	£17,730,797	£17,712,298	£17,666,052	£17,388,575	£17,234,421
60% LAR : 40% CIR	5%	£19,058,879	£16,725,761	£16,696,294	£16,677,794	£16,631,549	£16,354,072	£16,199,918
60% LAR : 40% CIR	10%	£17,914,942	£15,691,259	£15,661,791	£15,643,292	£15,597,045	£15,319,568	£15,165,415
60% LAR : 40% CIR	15%	£16,771,007	£14,656,755	£14,627,287	£14,608,789	£14,562,542	£14,285,065	£14,130,912
60% LAR : 40% CIR	20%	£15,627,070	£13,622,252	£13,592,784	£13,574,286	£13,528,039	£13,250,563	£13,096,408
60% LAR : 40% CIR	25%	£14,483,134	£12,587,749	£12,558,281	£12,539,783	£12,493,537	£12,216,060	£12,061,906
60% LAR : 40% CIR	30%	£13,339,197	£11,553,246	£11,523,778	£11,505,279	£11,459,033	£11,181,557	£11,027,403
60% LAR : 40% CIR	35%	£12,195,260	£10,518,742	£10,489,274	£10,470,776	£10,424,530	£10,147,053	£9,992,900
60% LAR : 40% CIR	40%	£11,051,324	£9,484,239	£9,454,771	£9,436,273	£9,390,027	£9,112,550	£8,958,396
60% LAR : 40% CIR	45%	£9,907,388	£8,449,736	£8,420,268	£8,401,770	£8,355,524	£8,078,047	£7,923,893
60% LAR : 40% CIR	50%	£8,763,452	£7,415,233	£7,385,765	£7,367,266	£7,321,021	£7,043,544	£6,889,390

LB Camden
Local Plan Viability Testing 2025

Resi 9 - 30 Flats		**Value Area**	**Zone C - £1,750 psf**

No Units	**30**
Site Area	**0.1 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£27,155,025	£24,634,248	£24,604,780	£24,586,282	£24,540,035	£24,262,558	£24,108,405
60% LAR : 40% CIR	5%	£25,766,483	£23,359,051	£23,329,583	£23,311,084	£23,264,838	£22,987,362	£22,833,208
60% LAR : 40% CIR	10%	£24,377,941	£22,083,854	£22,054,386	£22,035,887	£21,989,641	£21,712,164	£21,558,010
60% LAR : 40% CIR	15%	£22,989,399	£20,808,656	£20,779,188	£20,760,690	£20,714,444	£20,436,967	£20,282,813
60% LAR : 40% CIR	20%	£21,600,858	£19,533,459	£19,503,991	£19,485,493	£19,439,246	£19,161,769	£19,007,615
60% LAR : 40% CIR	25%	£20,212,316	£18,258,261	£18,228,793	£18,210,295	£18,164,049	£17,886,572	£17,732,418
60% LAR : 40% CIR	30%	£18,823,774	£16,983,064	£16,953,596	£16,935,098	£16,888,851	£16,611,375	£16,457,221
60% LAR : 40% CIR	35%	£17,435,232	£15,707,866	£15,678,398	£15,659,900	£15,613,654	£15,336,177	£15,182,024
60% LAR : 40% CIR	40%	£16,046,689	£14,432,670	£14,403,202	£14,384,703	£14,338,457	£14,060,981	£13,906,827
60% LAR : 40% CIR	45%	£14,658,148	£13,157,472	£13,128,005	£13,109,505	£13,063,260	£12,785,783	£12,631,629
60% LAR : 40% CIR	50%	£13,269,606	£11,882,275	£11,852,807	£11,834,309	£11,788,063	£11,510,586	£11,356,432

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,390,125	£14,869,348	£14,839,880	£14,821,382	£14,775,135	£14,497,658	£14,343,505
60% LAR : 40% CIR	5%	£16,001,583	£13,594,151	£13,564,683	£13,546,184	£13,499,938	£13,222,462	£13,068,308
60% LAR : 40% CIR	10%	£14,613,041	£12,318,954	£12,289,486	£12,270,987	£12,224,741	£11,947,264	£11,793,110
60% LAR : 40% CIR	15%	£13,224,499	£11,043,756	£11,014,288	£10,995,790	£10,949,544	£10,672,067	£10,517,913
60% LAR : 40% CIR	20%	£11,835,958	£9,768,559	£9,739,091	£9,720,593	£9,674,346	£9,396,869	£9,242,715
60% LAR : 40% CIR	25%	£10,447,416	£8,493,361	£8,463,893	£8,445,395	£8,399,149	£8,121,672	£7,967,518
60% LAR : 40% CIR	30%	£9,058,874	£7,218,164	£7,188,696	£7,170,198	£7,123,951	£6,846,475	£6,692,321
60% LAR : 40% CIR	35%	£7,670,332	£5,942,966	£5,913,498	£5,895,000	£5,848,754	£5,571,277	£5,417,124
60% LAR : 40% CIR	40%	£6,281,789	£4,667,770	£4,638,302	£4,619,803	£4,573,557	£4,296,081	£4,141,927
60% LAR : 40% CIR	45%	£4,893,248	£3,392,572	£3,363,105	£3,344,605	£3,298,360	£3,020,883	£2,866,729
60% LAR : 40% CIR	50%	£3,504,706	£2,117,375	£2,087,907	£2,069,409	£2,023,163	£1,745,686	£1,591,532

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,436,425	£18,915,648	£18,886,180	£18,867,682	£18,821,435	£18,543,958	£18,389,805
60% LAR : 40% CIR	5%	£20,047,883	£17,640,451	£17,610,983	£17,592,484	£17,546,238	£17,268,762	£17,114,608
60% LAR : 40% CIR	10%	£18,659,341	£16,365,254	£16,335,786	£16,317,287	£16,271,041	£15,993,564	£15,839,410
60% LAR : 40% CIR	15%	£17,270,799	£15,090,056	£15,060,588	£15,042,090	£14,995,844	£14,718,367	£14,564,213
60% LAR : 40% CIR	20%	£15,882,258	£13,814,859	£13,785,391	£13,766,893	£13,720,646	£13,443,169	£13,289,015
60% LAR : 40% CIR	25%	£14,493,716	£12,539,661	£12,510,193	£12,491,695	£12,445,449	£12,167,972	£12,013,818
60% LAR : 40% CIR	30%	£13,105,174	£11,264,464	£11,234,996	£11,216,498	£11,170,251	£10,892,775	£10,738,621
60% LAR : 40% CIR	35%	£11,716,632	£9,989,266	£9,959,798	£9,941,300	£9,895,054	£9,617,577	£9,463,424
60% LAR : 40% CIR	40%	£10,328,089	£8,714,070	£8,684,602	£8,666,103	£8,619,857	£8,342,381	£8,188,227
60% LAR : 40% CIR	45%	£8,939,548	£7,438,872	£7,409,405	£7,390,905	£7,344,660	£7,067,183	£6,913,029
60% LAR : 40% CIR	50%	£7,551,006	£6,163,675	£6,134,207	£6,115,709	£6,069,463	£5,791,986	£5,637,832

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£23,113,025	£20,592,248	£20,562,780	£20,544,282	£20,498,035	£20,220,558	£20,066,405
60% LAR : 40% CIR	5%	£21,724,483	£19,317,051	£19,287,583	£19,269,084	£19,222,838	£18,945,362	£18,791,208
60% LAR : 40% CIR	10%	£20,335,941	£18,041,854	£18,012,386	£17,993,887	£17,947,641	£17,670,164	£17,516,010
60% LAR : 40% CIR	15%	£18,947,399	£16,766,656	£16,737,188	£16,718,690	£16,672,444	£16,394,967	£16,240,813
60% LAR : 40% CIR	20%	£17,558,858	£15,491,459	£15,461,991	£15,443,493	£15,397,246	£15,119,769	£14,965,615
60% LAR : 40% CIR	25%	£16,170,316	£14,216,261	£14,186,793	£14,168,295	£14,122,049	£13,844,572	£13,690,418
60% LAR : 40% CIR	30%	£14,781,774	£12,941,064	£12,911,596	£12,893,098	£12,846,851	£12,569,375	£12,415,221
60% LAR : 40% CIR	35%	£13,393,232	£11,665,866	£11,636,398	£11,617,900	£11,571,654	£11,294,177	£11,140,024
60% LAR : 40% CIR	40%	£12,004,689	£10,390,670	£10,361,202	£10,342,703	£10,296,457	£10,018,981	£9,864,827
60% LAR : 40% CIR	45%	£10,616,148	£9,115,472	£9,086,005	£9,067,505	£9,021,260	£8,743,783	£8,589,629
60% LAR : 40% CIR	50%	£9,227,606	£7,840,275	£7,810,807	£7,792,309	£7,746,063	£7,468,586	£7,314,432

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£25,094,925	£22,574,148	£22,544,680	£22,526,182	£22,479,935	£22,202,458	£22,048,305
60% LAR : 40% CIR	5%	£23,706,383	£21,298,951	£21,269,483	£21,250,984	£21,204,738	£20,927,262	£20,773,108
60% LAR : 40% CIR	10%	£22,317,841	£20,023,754	£19,994,286	£19,975,787	£19,929,541	£19,652,064	£19,497,910
60% LAR : 40% CIR	15%	£20,929,299	£18,748,556	£18,719,088	£18,700,590	£18,654,344	£18,376,867	£18,222,713
60% LAR : 40% CIR	20%	£19,540,758	£17,473,359	£17,443,891	£17,425,393	£17,379,146	£17,101,669	£16,947,515
60% LAR : 40% CIR	25%	£18,152,216	£16,198,161	£16,168,693	£16,150,195	£16,103,949	£15,826,472	£15,672,318
60% LAR : 40% CIR	30%	£16,763,674	£14,922,964	£14,893,496	£14,874,998	£14,828,751	£14,551,275	£14,397,121
60% LAR : 40% CIR	35%	£15,375,132	£13,647,766	£13,618,298	£13,599,800	£13,553,554	£13,276,077	£13,121,924
60% LAR : 40% CIR	40%	£13,986,589	£12,372,570	£12,343,102	£12,324,603	£12,278,357	£12,000,881	£11,846,727
60% LAR : 40% CIR	45%	£12,598,048	£11,097,372	£11,067,905	£11,049,405	£11,003,160	£10,725,683	£10,571,529
60% LAR : 40% CIR	50%	£11,209,506	£9,822,175	£9,792,707	£9,774,209	£9,727,963	£9,450,486	£9,296,332

LB Camden
Local Plan Viability Testing 2025

Resi 9 - 30 Flats	**Value Area**	**Zone C - £1,900 psf**

No Units	**30**
Site Area	**0.1 Ha**

Sales value inflation	**Growth**
Build cost inflation	**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£30,090,290	£27,522,578	£27,493,110	£27,474,612	£27,428,366	£27,150,889	£26,996,735
60% LAR : 40% CIR	5%	£28,554,985	£26,102,964	£26,073,497	£26,054,998	£26,008,752	£25,731,275	£25,577,121
60% LAR : 40% CIR	10%	£27,019,680	£24,683,351	£24,653,883	£24,635,385	£24,589,138	£24,311,661	£24,157,507
60% LAR : 40% CIR	15%	£25,484,375	£23,263,737	£23,234,269	£23,215,771	£23,169,525	£22,892,048	£22,737,894
60% LAR : 40% CIR	20%	£23,949,070	£21,844,123	£21,814,655	£21,796,156	£21,749,911	£21,472,434	£21,318,280
60% LAR : 40% CIR	25%	£22,413,765	£20,424,509	£20,395,041	£20,376,542	£20,330,297	£20,052,820	£19,898,666
60% LAR : 40% CIR	30%	£20,878,460	£19,004,895	£18,975,428	£18,956,928	£18,910,683	£18,633,206	£18,479,052
60% LAR : 40% CIR	35%	£19,343,154	£17,585,282	£17,555,814	£17,537,315	£17,491,069	£17,213,592	£17,059,438
60% LAR : 40% CIR	40%	£17,807,849	£16,165,668	£16,136,200	£16,117,701	£16,071,456	£15,793,979	£15,639,825
60% LAR : 40% CIR	45%	£16,272,544	£14,746,054	£14,716,586	£14,698,087	£14,651,842	£14,374,365	£14,220,211
60% LAR : 40% CIR	50%	£14,737,239	£13,326,440	£13,296,972	£13,278,473	£13,232,228	£12,954,751	£12,800,597

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£20,325,390	£17,757,678	£17,728,210	£17,709,712	£17,663,466	£17,385,989	£17,231,835
60% LAR : 40% CIR	5%	£18,790,085	£16,338,064	£16,308,597	£16,290,098	£16,243,852	£15,966,375	£15,812,221
60% LAR : 40% CIR	10%	£17,254,780	£14,918,451	£14,888,983	£14,870,485	£14,824,238	£14,546,761	£14,392,607
60% LAR : 40% CIR	15%	£15,719,475	£13,498,837	£13,469,369	£13,450,871	£13,404,625	£13,127,148	£12,972,994
60% LAR : 40% CIR	20%	£14,184,170	£12,079,223	£12,049,755	£12,031,256	£11,985,011	£11,707,534	£11,553,380
60% LAR : 40% CIR	25%	£12,648,865	£10,659,609	£10,630,141	£10,611,642	£10,565,397	£10,287,920	£10,133,766
60% LAR : 40% CIR	30%	£11,113,560	£9,239,995	£9,210,528	£9,192,028	£9,145,783	£8,868,306	£8,714,152
60% LAR : 40% CIR	35%	£9,578,254	£7,820,382	£7,790,914	£7,772,415	£7,726,169	£7,448,692	£7,294,538
60% LAR : 40% CIR	40%	£8,042,949	£6,400,768	£6,371,300	£6,352,801	£6,306,556	£6,029,079	£5,874,925
60% LAR : 40% CIR	45%	£6,507,644	£4,981,154	£4,951,686	£4,933,187	£4,886,942	£4,609,465	£4,455,311
60% LAR : 40% CIR	50%	£4,972,339	£3,561,540	£3,532,072	£3,513,573	£3,467,328	£3,189,851	£3,035,697

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£24,371,690	£21,803,978	£21,774,510	£21,756,012	£21,709,766	£21,432,289	£21,278,135
60% LAR : 40% CIR	5%	£22,836,385	£20,384,364	£20,354,897	£20,336,398	£20,290,152	£20,012,675	£19,858,521
60% LAR : 40% CIR	10%	£21,301,080	£18,964,751	£18,935,283	£18,916,785	£18,870,538	£18,593,061	£18,438,907
60% LAR : 40% CIR	15%	£19,765,775	£17,545,137	£17,515,669	£17,497,171	£17,450,925	£17,173,448	£17,019,294
60% LAR : 40% CIR	20%	£18,230,470	£16,125,523	£16,096,055	£16,077,556	£16,031,311	£15,753,834	£15,599,680
60% LAR : 40% CIR	25%	£16,695,165	£14,705,909	£14,676,441	£14,657,942	£14,611,697	£14,334,220	£14,180,066
60% LAR : 40% CIR	30%	£15,159,860	£13,286,295	£13,256,828	£13,238,328	£13,192,083	£12,914,606	£12,760,452
60% LAR : 40% CIR	35%	£13,624,554	£11,866,682	£11,837,214	£11,818,715	£11,772,469	£11,494,992	£11,340,838
60% LAR : 40% CIR	40%	£12,089,249	£10,447,068	£10,417,600	£10,399,101	£10,352,856	£10,075,379	£9,921,225
60% LAR : 40% CIR	45%	£10,553,944	£9,027,454	£8,997,986	£8,979,487	£8,933,242	£8,655,765	£8,501,611
60% LAR : 40% CIR	50%	£9,018,639	£7,607,840	£7,578,372	£7,559,873	£7,513,628	£7,236,151	£7,081,997

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£26,048,290	£23,480,578	£23,451,110	£23,432,612	£23,386,366	£23,108,889	£22,954,735
60% LAR : 40% CIR	5%	£24,512,985	£22,060,964	£22,031,497	£22,012,998	£21,966,752	£21,689,275	£21,535,121
60% LAR : 40% CIR	10%	£22,977,680	£20,641,351	£20,611,883	£20,593,385	£20,547,138	£20,269,661	£20,115,507
60% LAR : 40% CIR	15%	£21,442,375	£19,221,737	£19,192,269	£19,173,771	£19,127,525	£18,850,048	£18,695,894
60% LAR : 40% CIR	20%	£19,907,070	£17,802,123	£17,772,655	£17,754,156	£17,707,911	£17,430,434	£17,276,280
60% LAR : 40% CIR	25%	£18,371,765	£16,382,509	£16,353,041	£16,334,542	£16,288,297	£16,010,820	£15,856,666
60% LAR : 40% CIR	30%	£16,836,460	£14,962,895	£14,933,428	£14,914,928	£14,868,683	£14,591,206	£14,437,052
60% LAR : 40% CIR	35%	£15,301,154	£13,543,282	£13,513,814	£13,495,315	£13,449,069	£13,171,592	£13,017,438
60% LAR : 40% CIR	40%	£13,765,849	£12,123,668	£12,094,200	£12,075,701	£12,029,456	£11,751,979	£11,597,825
60% LAR : 40% CIR	45%	£12,230,544	£10,704,054	£10,674,586	£10,656,087	£10,609,842	£10,332,365	£10,178,211
60% LAR : 40% CIR	50%	£10,695,239	£9,284,440	£9,254,972	£9,236,473	£9,190,228	£8,912,751	£8,758,597

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£28,030,190	£25,462,478	£25,433,010	£25,414,512	£25,368,266	£25,090,789	£24,936,635
60% LAR : 40% CIR	5%	£26,494,885	£24,042,864	£24,013,397	£23,994,898	£23,948,652	£23,671,175	£23,517,021
60% LAR : 40% CIR	10%	£24,959,580	£22,623,251	£22,593,783	£22,575,285	£22,529,038	£22,251,561	£22,097,407
60% LAR : 40% CIR	15%	£23,424,275	£21,203,637	£21,174,169	£21,155,671	£21,109,425	£20,831,948	£20,677,794
60% LAR : 40% CIR	20%	£21,888,970	£19,784,023	£19,754,555	£19,736,056	£19,689,811	£19,412,334	£19,258,180
60% LAR : 40% CIR	25%	£20,353,665	£18,364,409	£18,334,941	£18,316,442	£18,270,197	£17,992,720	£17,838,566
60% LAR : 40% CIR	30%	£18,818,360	£16,944,795	£16,915,328	£16,896,828	£16,850,583	£16,573,106	£16,418,952
60% LAR : 40% CIR	35%	£17,283,054	£15,525,182	£15,495,714	£15,477,215	£15,430,969	£15,153,492	£14,999,338
60% LAR : 40% CIR	40%	£15,747,749	£14,105,568	£14,076,100	£14,057,601	£14,011,356	£13,733,879	£13,579,725
60% LAR : 40% CIR	45%	£14,212,444	£12,685,954	£12,656,486	£12,637,987	£12,591,742	£12,314,265	£12,160,111
60% LAR : 40% CIR	50%	£12,677,139	£11,266,340	£11,236,872	£11,218,373	£11,172,128	£10,894,651	£10,740,497

LB Camden
Local Plan Viability Testing 2025

Resi 9 - 30 Flats		Value Area	Zone C - £2,000 psf

No Units	30
Site Area	0.1 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£32,047,134	£29,448,132	£29,418,664	£29,400,166	£29,353,919	£29,076,442	£28,922,288
60% LAR : 40% CIR	5%	£30,413,987	£27,932,240	£27,902,772	£27,884,274	£27,838,027	£27,560,550	£27,406,397
60% LAR : 40% CIR	10%	£28,780,839	£26,416,349	£26,386,881	£26,368,383	£26,322,136	£26,044,659	£25,890,505
60% LAR : 40% CIR	15%	£27,147,692	£24,900,457	£24,870,989	£24,852,491	£24,806,244	£24,528,767	£24,374,614
60% LAR : 40% CIR	20%	£25,514,545	£23,384,566	£23,355,098	£23,336,600	£23,290,353	£23,012,876	£22,858,722
60% LAR : 40% CIR	25%	£23,881,397	£21,868,675	£21,839,207	£21,820,708	£21,774,461	£21,496,984	£21,342,831
60% LAR : 40% CIR	30%	£22,248,250	£20,352,783	£20,323,315	£20,304,817	£20,258,570	£19,981,093	£19,826,939
60% LAR : 40% CIR	35%	£20,615,103	£18,836,892	£18,807,424	£18,788,925	£18,742,678	£18,465,202	£18,311,048
60% LAR : 40% CIR	40%	£18,981,955	£17,321,000	£17,291,532	£17,273,034	£17,226,787	£16,949,310	£16,795,156
60% LAR : 40% CIR	45%	£17,348,808	£15,805,109	£15,775,641	£15,757,142	£15,710,895	£15,433,419	£15,279,265
60% LAR : 40% CIR	50%	£15,715,661	£14,289,217	£14,259,749	£14,241,251	£14,195,004	£13,917,527	£13,763,373

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£22,282,234	£19,683,232	£19,653,764	£19,635,266	£19,589,019	£19,311,542	£19,157,388
60% LAR : 40% CIR	5%	£20,649,087	£18,167,340	£18,137,872	£18,119,374	£18,073,127	£17,795,650	£17,641,497
60% LAR : 40% CIR	10%	£19,015,939	£16,651,449	£16,621,981	£16,603,483	£16,557,236	£16,279,759	£16,125,605
60% LAR : 40% CIR	15%	£17,382,792	£15,135,557	£15,106,089	£15,087,591	£15,041,344	£14,763,867	£14,609,714
60% LAR : 40% CIR	20%	£15,749,645	£13,619,666	£13,590,198	£13,571,700	£13,525,453	£13,247,976	£13,093,822
60% LAR : 40% CIR	25%	£14,116,497	£12,103,775	£12,074,307	£12,055,808	£12,009,561	£11,732,084	£11,577,931
60% LAR : 40% CIR	30%	£12,483,350	£10,587,883	£10,558,415	£10,539,917	£10,493,670	£10,216,193	£10,062,039
60% LAR : 40% CIR	35%	£10,850,203	£9,071,992	£9,042,524	£9,024,025	£8,977,778	£8,700,302	£8,546,148
60% LAR : 40% CIR	40%	£9,217,055	£7,556,100	£7,526,632	£7,508,134	£7,461,887	£7,184,410	£7,030,256
60% LAR : 40% CIR	45%	£7,583,908	£6,040,209	£6,010,741	£5,992,242	£5,945,995	£5,668,519	£5,514,365
60% LAR : 40% CIR	50%	£5,950,761	£4,524,317	£4,494,849	£4,476,351	£4,430,104	£4,152,627	£3,998,473

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£26,328,534	£23,729,532	£23,700,064	£23,681,566	£23,635,319	£23,357,842	£23,203,688
60% LAR : 40% CIR	5%	£24,695,387	£22,213,640	£22,184,172	£22,165,674	£22,119,427	£21,841,950	£21,687,797
60% LAR : 40% CIR	10%	£23,062,239	£20,697,749	£20,668,281	£20,649,783	£20,603,536	£20,326,059	£20,171,905
60% LAR : 40% CIR	15%	£21,429,092	£19,181,857	£19,152,389	£19,133,891	£19,087,644	£18,810,167	£18,656,014
60% LAR : 40% CIR	20%	£19,795,945	£17,665,966	£17,636,498	£17,618,000	£17,571,753	£17,294,276	£17,140,122
60% LAR : 40% CIR	25%	£18,162,797	£16,150,075	£16,120,607	£16,102,108	£16,055,861	£15,778,384	£15,624,231
60% LAR : 40% CIR	30%	£16,529,650	£14,634,183	£14,604,715	£14,586,217	£14,539,970	£14,262,493	£14,108,339
60% LAR : 40% CIR	35%	£14,896,503	£13,118,292	£13,088,824	£13,070,325	£13,024,078	£12,746,602	£12,592,448
60% LAR : 40% CIR	40%	£13,263,355	£11,602,400	£11,572,932	£11,554,434	£11,508,187	£11,230,710	£11,076,556
60% LAR : 40% CIR	45%	£11,630,208	£10,086,509	£10,057,041	£10,038,542	£9,992,295	£9,714,819	£9,560,665
60% LAR : 40% CIR	50%	£9,997,061	£8,570,617	£8,541,149	£8,522,651	£8,476,404	£8,198,927	£8,044,773

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£28,005,134	£25,406,132	£25,376,664	£25,358,166	£25,311,919	£25,034,442	£24,880,288
60% LAR : 40% CIR	5%	£26,371,987	£23,890,240	£23,860,772	£23,842,274	£23,796,027	£23,518,550	£23,364,397
60% LAR : 40% CIR	10%	£24,738,839	£22,374,349	£22,344,881	£22,326,383	£22,280,136	£22,002,659	£21,848,505
60% LAR : 40% CIR	15%	£23,105,692	£20,858,457	£20,828,989	£20,810,491	£20,764,244	£20,486,767	£20,332,614
60% LAR : 40% CIR	20%	£21,472,545	£19,342,566	£19,313,098	£19,294,600	£19,248,353	£18,970,876	£18,816,722
60% LAR : 40% CIR	25%	£19,839,397	£17,826,675	£17,797,207	£17,778,708	£17,732,461	£17,454,984	£17,300,831
60% LAR : 40% CIR	30%	£18,206,250	£16,310,783	£16,281,315	£16,262,817	£16,216,570	£15,939,093	£15,784,939
60% LAR : 40% CIR	35%	£16,573,103	£14,794,892	£14,765,424	£14,746,925	£14,700,678	£14,423,202	£14,269,048
60% LAR : 40% CIR	40%	£14,939,955	£13,279,000	£13,249,532	£13,231,034	£13,184,787	£12,907,310	£12,753,156
60% LAR : 40% CIR	45%	£13,306,808	£11,763,109	£11,733,641	£11,715,142	£11,668,895	£11,391,419	£11,237,265
60% LAR : 40% CIR	50%	£11,673,661	£10,247,217	£10,217,749	£10,199,251	£10,153,004	£9,875,527	£9,721,373

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£29,987,034	£27,388,032	£27,358,564	£27,340,066	£27,293,819	£27,016,342	£26,862,188
60% LAR : 40% CIR	5%	£28,353,887	£25,872,140	£25,842,672	£25,824,174	£25,777,927	£25,500,450	£25,346,297
60% LAR : 40% CIR	10%	£26,720,739	£24,356,249	£24,326,781	£24,308,283	£24,262,036	£23,984,559	£23,830,405
60% LAR : 40% CIR	15%	£25,087,592	£22,840,357	£22,810,889	£22,792,391	£22,746,144	£22,468,667	£22,314,514
60% LAR : 40% CIR	20%	£23,454,445	£21,324,466	£21,294,998	£21,276,500	£21,230,253	£20,952,776	£20,798,622
60% LAR : 40% CIR	25%	£21,821,297	£19,808,575	£19,779,107	£19,760,608	£19,714,361	£19,436,884	£19,282,731
60% LAR : 40% CIR	30%	£20,188,150	£18,292,683	£18,263,215	£18,244,717	£18,198,470	£17,920,993	£17,766,839
60% LAR : 40% CIR	35%	£18,555,003	£16,776,792	£16,747,324	£16,728,825	£16,682,578	£16,405,102	£16,250,948
60% LAR : 40% CIR	40%	£16,921,855	£15,260,900	£15,231,432	£15,212,934	£15,166,687	£14,889,210	£14,735,056
60% LAR : 40% CIR	45%	£15,288,708	£13,745,009	£13,715,541	£13,697,042	£13,650,795	£13,373,319	£13,219,165
60% LAR : 40% CIR	50%	£13,655,561	£12,229,117	£12,199,649	£12,181,151	£12,134,904	£11,857,427	£11,703,273

LB Camden
Local Plan Viability Testing 2025

Resi 9 - 30 Flats	Value Area	Zone C - RP Periphery £2,250 psf

No Units	30
Site Area	0.1 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£36,939,243	£34,262,015	£34,232,547	£34,214,049	£34,167,803	£33,890,326	£33,736,173
60% LAR : 40% CIR	5%	£35,061,490	£32,505,429	£32,475,961	£32,457,463	£32,411,217	£32,133,740	£31,979,586
60% LAR : 40% CIR	10%	£33,183,738	£30,748,844	£30,719,376	£30,700,878	£30,654,631	£30,377,154	£30,223,000
60% LAR : 40% CIR	15%	£31,305,985	£28,992,258	£28,962,790	£28,944,292	£28,898,046	£28,620,569	£28,466,415
60% LAR : 40% CIR	20%	£29,428,232	£27,235,673	£27,206,205	£27,187,707	£27,141,460	£26,863,983	£26,709,829
60% LAR : 40% CIR	25%	£27,550,479	£25,479,087	£25,449,619	£25,431,121	£25,384,875	£25,107,398	£24,953,244
60% LAR : 40% CIR	30%	£25,672,727	£23,722,501	£23,693,034	£23,674,534	£23,628,289	£23,350,812	£23,196,658
60% LAR : 40% CIR	35%	£23,794,974	£21,965,916	£21,936,448	£21,917,949	£21,871,704	£21,594,227	£21,440,073
60% LAR : 40% CIR	40%	£21,917,220	£20,209,330	£20,179,862	£20,161,363	£20,115,117	£19,837,641	£19,683,487
60% LAR : 40% CIR	45%	£20,039,468	£18,452,744	£18,423,276	£18,404,778	£18,358,531	£18,081,054	£17,926,901
60% LAR : 40% CIR	50%	£18,161,715	£16,696,158	£16,666,690	£16,648,192	£16,601,946	£16,324,469	£16,170,316

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£27,174,343	£24,497,115	£24,467,647	£24,449,149	£24,402,903	£24,125,426	£23,971,273
60% LAR : 40% CIR	5%	£25,296,590	£22,740,529	£22,711,061	£22,692,563	£22,646,317	£22,368,840	£22,214,686
60% LAR : 40% CIR	10%	£23,418,838	£20,983,944	£20,954,476	£20,935,978	£20,889,731	£20,612,254	£20,458,100
60% LAR : 40% CIR	15%	£21,541,085	£19,227,358	£19,197,890	£19,179,392	£19,133,146	£18,855,669	£18,701,515
60% LAR : 40% CIR	20%	£19,663,332	£17,470,773	£17,441,305	£17,422,807	£17,376,560	£17,099,083	£16,944,929
60% LAR : 40% CIR	25%	£17,785,579	£15,714,187	£15,684,719	£15,666,221	£15,619,975	£15,342,498	£15,188,344
60% LAR : 40% CIR	30%	£15,907,827	£13,957,601	£13,928,134	£13,909,634	£13,863,389	£13,585,912	£13,431,758
60% LAR : 40% CIR	35%	£14,030,074	£12,201,016	£12,171,548	£12,153,049	£12,106,804	£11,829,327	£11,675,173
60% LAR : 40% CIR	40%	£12,152,320	£10,444,430	£10,414,962	£10,396,463	£10,350,217	£10,072,741	£9,918,587
60% LAR : 40% CIR	45%	£10,274,568	£8,687,844	£8,658,376	£8,639,878	£8,593,631	£8,316,154	£8,162,001
60% LAR : 40% CIR	50%	£8,396,815	£6,931,258	£6,901,790	£6,883,292	£6,837,046	£6,559,569	£6,405,416

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£31,220,643	£28,543,415	£28,513,947	£28,495,449	£28,449,203	£28,171,726	£28,017,573
60% LAR : 40% CIR	5%	£29,342,890	£26,786,829	£26,757,361	£26,738,863	£26,692,617	£26,415,140	£26,260,986
60% LAR : 40% CIR	10%	£27,465,138	£25,030,244	£25,000,776	£24,982,278	£24,936,031	£24,658,554	£24,504,400
60% LAR : 40% CIR	15%	£25,587,385	£23,273,658	£23,244,190	£23,225,692	£23,179,446	£22,901,969	£22,747,815
60% LAR : 40% CIR	20%	£23,709,632	£21,517,073	£21,487,605	£21,469,107	£21,422,860	£21,145,383	£20,991,229
60% LAR : 40% CIR	25%	£21,831,879	£19,760,487	£19,731,019	£19,712,521	£19,666,275	£19,388,798	£19,234,644
60% LAR : 40% CIR	30%	£19,954,127	£18,003,901	£17,974,434	£17,955,934	£17,909,689	£17,632,212	£17,478,058
60% LAR : 40% CIR	35%	£18,076,374	£16,247,316	£16,217,848	£16,199,349	£16,153,104	£15,875,627	£15,721,473
60% LAR : 40% CIR	40%	£16,198,620	£14,490,730	£14,461,262	£14,442,763	£14,396,517	£14,119,041	£13,964,887
60% LAR : 40% CIR	45%	£14,320,868	£12,734,144	£12,704,676	£12,686,178	£12,639,931	£12,362,454	£12,208,301
60% LAR : 40% CIR	50%	£12,443,115	£10,977,558	£10,948,090	£10,929,592	£10,883,346	£10,605,869	£10,451,716

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£32,897,243	£30,220,015	£30,190,547	£30,172,049	£30,125,803	£29,848,326	£29,694,173
60% LAR : 40% CIR	5%	£31,019,490	£28,463,429	£28,433,961	£28,415,463	£28,369,217	£28,091,740	£27,937,586
60% LAR : 40% CIR	10%	£29,141,738	£26,706,844	£26,677,376	£26,658,878	£26,612,631	£26,335,154	£26,181,000
60% LAR : 40% CIR	15%	£27,263,985	£24,950,258	£24,920,790	£24,902,292	£24,856,046	£24,578,569	£24,424,415
60% LAR : 40% CIR	20%	£25,386,232	£23,193,673	£23,164,205	£23,145,707	£23,099,460	£22,821,983	£22,667,829
60% LAR : 40% CIR	25%	£23,508,479	£21,437,087	£21,407,619	£21,389,121	£21,342,875	£21,065,398	£20,911,244
60% LAR : 40% CIR	30%	£21,630,727	£19,680,501	£19,651,034	£19,632,534	£19,586,289	£19,308,812	£19,154,658
60% LAR : 40% CIR	35%	£19,752,974	£17,923,916	£17,894,448	£17,875,949	£17,829,704	£17,552,227	£17,398,073
60% LAR : 40% CIR	40%	£17,875,220	£16,167,330	£16,137,862	£16,119,363	£16,073,117	£15,795,641	£15,641,487
60% LAR : 40% CIR	45%	£15,997,468	£14,410,744	£14,381,276	£14,362,778	£14,316,531	£14,039,054	£13,884,901
60% LAR : 40% CIR	50%	£14,119,715	£12,654,158	£12,624,690	£12,606,192	£12,559,946	£12,282,469	£12,128,316

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£34,879,143	£32,201,915	£32,172,447	£32,153,949	£32,107,703	£31,830,226	£31,676,073
60% LAR : 40% CIR	5%	£33,001,390	£30,445,329	£30,415,861	£30,397,363	£30,351,117	£30,073,640	£29,919,486
60% LAR : 40% CIR	10%	£31,123,638	£28,688,744	£28,659,276	£28,640,778	£28,594,531	£28,317,054	£28,162,900
60% LAR : 40% CIR	15%	£29,245,885	£26,932,158	£26,902,690	£26,884,192	£26,837,946	£26,560,469	£26,406,315
60% LAR : 40% CIR	20%	£27,368,132	£25,175,573	£25,146,105	£25,127,607	£25,081,360	£24,803,883	£24,649,729
60% LAR : 40% CIR	25%	£25,490,379	£23,418,987	£23,389,519	£23,371,021	£23,324,775	£23,047,298	£22,893,144
60% LAR : 40% CIR	30%	£23,612,627	£21,662,401	£21,632,934	£21,614,434	£21,568,189	£21,290,712	£21,136,558
60% LAR : 40% CIR	35%	£21,734,874	£19,905,816	£19,876,348	£19,857,849	£19,811,604	£19,534,127	£19,379,973
60% LAR : 40% CIR	40%	£19,857,120	£18,149,230	£18,119,762	£18,101,263	£18,055,017	£17,777,541	£17,623,387
60% LAR : 40% CIR	45%	£17,979,368	£16,392,644	£16,363,176	£16,344,678	£16,298,431	£16,020,954	£15,866,801
60% LAR : 40% CIR	50%	£16,101,615	£14,636,058	£14,606,590	£14,588,092	£14,541,846	£14,264,369	£14,110,216

LB Camden
Local Plan Viability Testing 2025

Resi 9 - 30 Flats		Value Area	Zone C - RP Periphery £2,450 psf

No Units	30
Site Area	0.1 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£40,852,931	£38,113,122	£38,083,654	£38,065,156	£38,018,909	£37,741,433	£37,587,280
60% LAR : 40% CIR	5%	£38,779,494	£36,163,981	£36,134,513	£36,116,015	£36,069,768	£35,792,292	£35,638,138
60% LAR : 40% CIR	10%	£36,706,057	£34,214,840	£34,185,372	£34,166,874	£34,120,627	£33,843,151	£33,688,997
60% LAR : 40% CIR	15%	£34,632,620	£32,265,699	£32,236,231	£32,217,733	£32,171,486	£31,894,010	£31,739,856
60% LAR : 40% CIR	20%	£32,559,182	£30,316,558	£30,287,090	£30,268,592	£30,222,345	£29,944,868	£29,790,715
60% LAR : 40% CIR	25%	£30,485,745	£28,367,417	£28,337,949	£28,319,451	£28,273,204	£27,995,727	£27,841,574
60% LAR : 40% CIR	30%	£28,412,308	£26,418,276	£26,388,808	£26,370,310	£26,324,063	£26,046,586	£25,892,433
60% LAR : 40% CIR	35%	£26,338,871	£24,469,135	£24,439,667	£24,421,169	£24,374,922	£24,097,445	£23,943,292
60% LAR : 40% CIR	40%	£24,265,434	£22,519,994	£22,490,526	£22,472,028	£22,425,781	£22,148,304	£21,994,151
60% LAR : 40% CIR	45%	£22,191,996	£20,570,853	£20,541,385	£20,522,887	£20,476,640	£20,199,163	£20,045,010
60% LAR : 40% CIR	50%	£20,118,559	£18,621,712	£18,592,244	£18,573,746	£18,527,499	£18,250,022	£18,095,869

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£31,088,031	£28,348,222	£28,318,754	£28,300,256	£28,254,009	£27,976,533	£27,822,380
60% LAR : 40% CIR	5%	£29,014,594	£26,399,081	£26,369,613	£26,351,115	£26,304,868	£26,027,392	£25,873,238
60% LAR : 40% CIR	10%	£26,941,157	£24,449,940	£24,420,472	£24,401,974	£24,355,727	£24,078,251	£23,924,097
60% LAR : 40% CIR	15%	£24,867,720	£22,500,799	£22,471,331	£22,452,833	£22,406,586	£22,129,110	£21,974,956
60% LAR : 40% CIR	20%	£22,794,282	£20,551,658	£20,522,190	£20,503,692	£20,457,445	£20,179,968	£20,025,815
60% LAR : 40% CIR	25%	£20,720,845	£18,602,517	£18,573,049	£18,554,551	£18,508,304	£18,230,827	£18,076,674
60% LAR : 40% CIR	30%	£18,647,408	£16,653,376	£16,623,908	£16,605,410	£16,559,163	£16,281,686	£16,127,533
60% LAR : 40% CIR	35%	£16,573,971	£14,704,235	£14,674,767	£14,656,269	£14,610,022	£14,332,545	£14,178,392
60% LAR : 40% CIR	40%	£14,500,534	£12,755,094	£12,725,626	£12,707,128	£12,660,881	£12,383,404	£12,229,251
60% LAR : 40% CIR	45%	£12,427,096	£10,805,953	£10,776,485	£10,757,987	£10,711,740	£10,434,263	£10,280,110
60% LAR : 40% CIR	50%	£10,353,659	£8,856,812	£8,827,344	£8,808,846	£8,762,599	£8,485,122	£8,330,969

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£35,134,331	£32,394,522	£32,365,054	£32,346,556	£32,300,309	£32,022,833	£31,868,680
60% LAR : 40% CIR	5%	£33,060,894	£30,445,381	£30,415,913	£30,397,415	£30,351,168	£30,073,692	£29,919,538
60% LAR : 40% CIR	10%	£30,987,457	£28,496,240	£28,466,772	£28,448,274	£28,402,027	£28,124,551	£27,970,397
60% LAR : 40% CIR	15%	£28,914,020	£26,547,099	£26,517,631	£26,499,133	£26,452,886	£26,175,410	£26,021,256
60% LAR : 40% CIR	20%	£26,840,582	£24,597,958	£24,568,490	£24,549,992	£24,503,745	£24,226,268	£24,072,115
60% LAR : 40% CIR	25%	£24,767,145	£22,648,817	£22,619,349	£22,600,851	£22,554,604	£22,277,127	£22,122,974
60% LAR : 40% CIR	30%	£22,693,708	£20,699,676	£20,670,208	£20,651,710	£20,605,463	£20,327,986	£20,173,833
60% LAR : 40% CIR	35%	£20,620,271	£18,750,535	£18,721,067	£18,702,569	£18,656,322	£18,378,845	£18,224,692
60% LAR : 40% CIR	40%	£18,546,834	£16,801,394	£16,771,926	£16,753,428	£16,707,181	£16,429,704	£16,275,551
60% LAR : 40% CIR	45%	£16,473,396	£14,852,253	£14,822,785	£14,804,287	£14,758,040	£14,480,563	£14,326,410
60% LAR : 40% CIR	50%	£14,399,959	£12,903,112	£12,873,644	£12,855,146	£12,808,899	£12,531,422	£12,377,269

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£36,810,931	£34,071,122	£34,041,654	£34,023,156	£33,976,909	£33,699,433	£33,545,280
60% LAR : 40% CIR	5%	£34,737,494	£32,121,981	£32,092,513	£32,074,015	£32,027,768	£31,750,292	£31,596,138
60% LAR : 40% CIR	10%	£32,664,057	£30,172,840	£30,143,372	£30,124,874	£30,078,627	£29,801,151	£29,646,997
60% LAR : 40% CIR	15%	£30,590,620	£28,223,699	£28,194,231	£28,175,733	£28,129,486	£27,852,010	£27,697,856
60% LAR : 40% CIR	20%	£28,517,182	£26,274,558	£26,245,090	£26,226,592	£26,180,345	£25,902,868	£25,748,715
60% LAR : 40% CIR	25%	£26,443,745	£24,325,417	£24,295,949	£24,277,451	£24,231,204	£23,953,727	£23,799,574
60% LAR : 40% CIR	30%	£24,370,308	£22,376,276	£22,346,808	£22,328,310	£22,282,063	£22,004,586	£21,850,433
60% LAR : 40% CIR	35%	£22,296,871	£20,427,135	£20,397,667	£20,379,169	£20,332,922	£20,055,445	£19,901,292
60% LAR : 40% CIR	40%	£20,223,434	£18,477,994	£18,448,526	£18,430,028	£18,383,781	£18,106,304	£17,952,151
60% LAR : 40% CIR	45%	£18,149,996	£16,528,853	£16,499,385	£16,480,887	£16,434,640	£16,157,163	£16,003,010
60% LAR : 40% CIR	50%	£16,076,559	£14,579,712	£14,550,244	£14,531,746	£14,485,499	£14,208,022	£14,053,869

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£38,792,831	£36,053,022	£36,023,554	£36,005,056	£35,958,809	£35,681,333	£35,527,180
60% LAR : 40% CIR	5%	£36,719,394	£34,103,881	£34,074,413	£34,055,915	£34,009,668	£33,732,192	£33,578,038
60% LAR : 40% CIR	10%	£34,645,957	£32,154,740	£32,125,272	£32,106,774	£32,060,527	£31,783,051	£31,628,897
60% LAR : 40% CIR	15%	£32,572,520	£30,205,599	£30,176,131	£30,157,633	£30,111,386	£29,833,910	£29,679,756
60% LAR : 40% CIR	20%	£30,499,082	£28,256,458	£28,226,990	£28,208,492	£28,162,245	£27,884,768	£27,730,615
60% LAR : 40% CIR	25%	£28,425,645	£26,307,317	£26,277,849	£26,259,351	£26,213,104	£25,935,627	£25,781,474
60% LAR : 40% CIR	30%	£26,352,208	£24,358,176	£24,328,708	£24,310,210	£24,263,963	£23,986,486	£23,832,333
60% LAR : 40% CIR	35%	£24,278,771	£22,409,035	£22,379,567	£22,361,069	£22,314,822	£22,037,345	£21,883,192
60% LAR : 40% CIR	40%	£22,205,334	£20,459,894	£20,430,426	£20,411,928	£20,365,681	£20,088,204	£19,934,051
60% LAR : 40% CIR	45%	£20,131,896	£18,510,753	£18,481,285	£18,462,787	£18,416,540	£18,139,063	£17,984,910
60% LAR : 40% CIR	50%	£18,058,459	£16,561,612	£16,532,144	£16,513,646	£16,467,399	£16,189,922	£16,035,769

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats	
No Units	**50**
Site Area	**0.14 Ha**

Value Area	**Zone C - £1,050 psf**
Sales value inflation	**Growth**
Build cost inflation	**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,204,124	£4,630,944	£4,646,870	£4,603,712	£4,495,818	£3,848,452	£3,488,803
60% LAR : 40% CIR	5%	£7,437,108	£4,022,653	£4,038,518	£3,995,532	£3,888,065	£3,243,268	£2,885,047
60% LAR : 40% CIR	10%	£6,665,295	£3,409,584	£3,425,394	£3,382,565	£3,275,494	£2,633,070	£2,276,168
60% LAR : 40% CIR	15%	£5,888,732	£2,791,785	£2,807,543	£2,764,860	£2,658,153	£2,017,906	£1,662,214
60% LAR : 40% CIR	20%	£5,107,464	£2,169,300	£2,185,013	£2,142,462	£2,036,085	£1,397,826	£1,043,237
60% LAR : 40% CIR	25%	£4,321,541	£1,542,178	£1,557,850	£1,515,419	£1,409,341	£772,878	£419,287
60% LAR : 40% CIR	30%	£3,531,005	£910,463	£926,100	£883,776	£777,967	£143,110	-£221,306
60% LAR : 40% CIR	35%	£2,735,907	£274,205	£289,811	£247,582	£142,010	-£520,745	-£894,628
60% LAR : 40% CIR	40%	£1,936,292	-£388,073	-£371,519	-£416,297	-£528,244	-£1,199,920	-£1,573,074
60% LAR : 40% CIR	45%	£1,132,207	-£1,073,571	-£1,057,040	-£1,101,743	-£1,213,503	-£1,884,060	-£2,256,592
60% LAR : 40% CIR	50%	£323,698	-£1,763,748	-£1,747,235	-£1,791,877	-£1,903,482	-£2,573,112	-£2,945,129

0

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

0

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,745,733	-£9,318,913	-£9,302,987	-£9,346,145	-£9,454,039	-£10,101,405	-£10,461,054
60% LAR : 40% CIR	5%	-£6,512,749	-£9,927,204	-£9,911,339	-£9,954,325	-£10,061,792	-£10,706,589	-£11,064,810
60% LAR : 40% CIR	10%	-£7,284,562	-£10,540,273	-£10,524,463	-£10,567,292	-£10,674,363	-£11,316,787	-£11,673,690
60% LAR : 40% CIR	15%	-£8,061,125	-£11,158,072	-£11,142,314	-£11,184,997	-£11,291,704	-£11,931,951	-£12,287,643
60% LAR : 40% CIR	20%	-£8,842,393	-£11,780,557	-£11,764,845	-£11,807,395	-£11,913,772	-£12,552,031	-£12,906,620
60% LAR : 40% CIR	25%	-£9,628,317	-£12,407,679	-£12,392,007	-£12,434,438	-£12,540,516	-£13,176,979	-£13,530,571
60% LAR : 40% CIR	30%	-£10,418,852	-£13,039,394	-£13,023,757	-£13,066,081	-£13,171,890	-£13,806,747	-£14,171,163
60% LAR : 40% CIR	35%	-£11,213,951	-£13,675,652	-£13,660,046	-£13,702,275	-£13,807,847	-£14,470,602	-£14,844,485
60% LAR : 40% CIR	40%	-£12,013,566	-£14,337,930	-£14,321,376	-£14,366,154	-£14,478,101	-£15,149,777	-£15,522,931
60% LAR : 40% CIR	45%	-£12,817,650	-£15,023,428	-£15,006,897	-£15,051,600	-£15,163,360	-£15,833,917	-£16,206,450
60% LAR : 40% CIR	50%	-£13,626,159	-£15,713,605	-£15,697,092	-£15,741,734	-£15,853,339	-£16,522,969	-£16,894,986

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£34,695	-£3,538,484	-£3,522,559	-£3,565,716	-£3,673,611	-£4,320,977	-£4,680,625
60% LAR : 40% CIR	5%	-£732,321	-£4,146,775	-£4,130,911	-£4,173,897	-£4,281,364	-£4,926,160	-£5,284,381
60% LAR : 40% CIR	10%	-£1,504,133	-£4,759,844	-£4,744,035	-£4,786,864	-£4,893,935	-£5,536,358	-£5,893,261
60% LAR : 40% CIR	15%	-£2,280,697	-£5,377,644	-£5,361,885	-£5,404,569	-£5,511,276	-£6,151,522	-£6,507,214
60% LAR : 40% CIR	20%	-£3,061,964	-£6,000,129	-£5,984,416	-£6,026,966	-£6,133,343	-£6,771,602	-£7,126,191
60% LAR : 40% CIR	25%	-£3,847,888	-£6,627,251	-£6,611,579	-£6,654,009	-£6,760,087	-£7,396,550	-£7,750,142
60% LAR : 40% CIR	30%	-£4,638,423	-£7,258,965	-£7,243,328	-£7,285,652	-£7,391,462	-£8,026,318	-£8,390,735
60% LAR : 40% CIR	35%	-£5,433,522	-£7,895,223	-£7,879,617	-£7,921,846	-£8,027,419	-£8,690,173	-£9,064,057
60% LAR : 40% CIR	40%	-£6,233,137	-£8,557,502	-£8,540,947	-£8,585,726	-£8,697,673	-£9,369,349	-£9,742,502
60% LAR : 40% CIR	45%	-£7,037,221	-£9,242,999	-£9,226,468	-£9,271,172	-£9,382,931	-£10,053,489	-£10,426,021
60% LAR : 40% CIR	50%	-£7,845,730	-£9,933,177	-£9,916,663	-£9,961,305	-£10,072,910	-£10,742,541	-£11,114,558

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,429,838	-£1,143,342	-£1,127,416	-£1,170,573	-£1,278,468	-£1,925,834	-£2,285,482
60% LAR : 40% CIR	5%	£1,662,822	-£1,751,632	-£1,735,768	-£1,778,754	-£1,886,221	-£2,531,018	-£2,889,239
60% LAR : 40% CIR	10%	£891,010	-£2,364,702	-£2,348,892	-£2,391,721	-£2,498,792	-£3,141,216	-£3,498,118
60% LAR : 40% CIR	15%	£114,446	-£2,982,501	-£2,966,743	-£3,009,426	-£3,116,133	-£3,756,379	-£4,112,071
60% LAR : 40% CIR	20%	-£666,822	-£3,604,986	-£3,589,273	-£3,631,823	-£3,738,200	-£4,376,459	-£4,731,049
60% LAR : 40% CIR	25%	-£1,452,745	-£4,232,108	-£4,216,436	-£4,258,867	-£4,364,944	-£5,001,408	-£5,354,999
60% LAR : 40% CIR	30%	-£2,243,280	-£4,863,822	-£4,848,186	-£4,890,509	-£4,996,319	-£5,631,175	-£5,995,592
60% LAR : 40% CIR	35%	-£3,038,379	-£5,500,080	-£5,484,474	-£5,526,703	-£5,632,276	-£6,295,030	-£6,668,914
60% LAR : 40% CIR	40%	-£3,837,994	-£6,162,359	-£6,145,805	-£6,190,583	-£6,302,530	-£6,974,206	-£7,347,360
60% LAR : 40% CIR	45%	-£4,642,078	-£6,847,857	-£6,831,325	-£6,876,029	-£6,987,788	-£7,658,346	-£8,030,878
60% LAR : 40% CIR	50%	-£5,450,587	-£7,538,034	-£7,521,520	-£7,566,162	-£7,677,767	-£8,347,398	-£8,719,415

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,261,124	£1,687,944	£1,703,870	£1,660,712	£1,552,818	£905,452	£545,803
60% LAR : 40% CIR	5%	£4,494,108	£1,079,653	£1,095,518	£1,052,532	£945,065	£300,268	-£57,953
60% LAR : 40% CIR	10%	£3,722,295	£466,584	£482,394	£439,565	£332,494	-£309,930	-£666,832
60% LAR : 40% CIR	15%	£2,945,732	-£151,215	-£135,457	-£178,140	-£284,847	-£925,094	-£1,280,786
60% LAR : 40% CIR	20%	£2,164,464	-£773,700	-£757,987	-£800,538	-£906,915	-£1,545,174	-£1,899,763
60% LAR : 40% CIR	25%	£1,378,541	-£1,400,822	-£1,385,150	-£1,427,581	-£1,533,659	-£2,170,122	-£2,523,713
60% LAR : 40% CIR	30%	£588,005	-£2,032,537	-£2,016,900	-£2,059,224	-£2,165,033	-£2,799,890	-£3,164,306
60% LAR : 40% CIR	35%	-£207,093	-£2,668,795	-£2,653,189	-£2,695,418	-£2,800,990	-£3,463,745	-£3,837,628
60% LAR : 40% CIR	40%	-£1,006,708	-£3,331,073	-£3,314,519	-£3,359,297	-£3,471,244	-£4,142,920	-£4,516,074
60% LAR : 40% CIR	45%	-£1,810,793	-£4,016,571	-£4,000,040	-£4,044,743	-£4,156,503	-£4,827,060	-£5,199,592
60% LAR : 40% CIR	50%	-£2,619,302	-£4,706,748	-£4,690,235	-£4,734,877	-£4,846,482	-£5,516,112	-£5,888,129

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats	
No Units	50
Site Area	0.14 Ha

Value Area	Zone C - £1,150 psf	
Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£10,533,688	£6,926,535	£6,942,460	£6,899,302	£6,791,408	£6,144,041	£5,784,394
60% LAR : 40% CIR	5%	£9,653,357	£6,203,464	£6,219,328	£6,176,342	£6,068,875	£5,424,079	£5,065,858
60% LAR : 40% CIR	10%	£8,764,900	£5,475,616	£5,491,424	£5,448,596	£5,341,526	£4,699,101	£4,342,198
60% LAR : 40% CIR	15%	£7,871,692	£4,743,036	£4,758,795	£4,716,111	£4,609,404	£3,969,158	£3,613,466
60% LAR : 40% CIR	20%	£6,973,779	£4,005,771	£4,021,485	£3,978,934	£3,872,558	£3,234,298	£2,879,709
60% LAR : 40% CIR	25%	£6,071,210	£3,263,870	£3,279,543	£3,237,112	£3,131,034	£2,494,571	£2,140,979
60% LAR : 40% CIR	30%	£5,164,030	£2,517,377	£2,533,014	£2,490,690	£2,384,881	£1,750,024	£1,397,326
60% LAR : 40% CIR	35%	£4,252,288	£1,766,339	£1,781,945	£1,739,716	£1,634,144	£1,000,707	£648,799
60% LAR : 40% CIR	40%	£3,336,028	£1,010,802	£1,026,383	£984,236	£878,869	£246,670	-£109,712
60% LAR : 40% CIR	45%	£2,415,299	£250,814	£266,374	£224,297	£119,106	-£542,646	-£915,177
60% LAR : 40% CIR	50%	£1,490,146	-£544,281	-£527,766	-£572,409	-£684,014	-£1,353,644	-£1,725,661

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,416,170	-£7,023,322	-£7,007,397	-£7,050,555	-£7,158,449	-£7,805,816	-£8,165,463
60% LAR : 40% CIR	5%	-£4,296,500	-£7,746,393	-£7,730,529	-£7,773,515	-£7,880,982	-£8,525,778	-£8,884,000
60% LAR : 40% CIR	10%	-£5,184,958	-£8,474,241	-£8,458,433	-£8,501,261	-£8,608,332	-£9,250,756	-£9,607,659
60% LAR : 40% CIR	15%	-£6,078,165	-£9,206,821	-£9,191,062	-£9,233,746	-£9,340,453	-£9,980,699	-£10,336,391
60% LAR : 40% CIR	20%	-£6,976,078	-£9,944,086	-£9,928,372	-£9,970,923	-£10,077,299	-£10,715,559	-£11,070,148
60% LAR : 40% CIR	25%	-£7,878,647	-£10,685,987	-£10,670,315	-£10,712,745	-£10,818,823	-£11,455,286	-£11,808,878
60% LAR : 40% CIR	30%	-£8,785,827	-£11,432,480	-£11,416,843	-£11,459,167	-£11,564,976	-£12,199,833	-£12,552,531
60% LAR : 40% CIR	35%	-£9,697,570	-£12,183,518	-£12,167,912	-£12,210,141	-£12,315,714	-£12,949,150	-£13,301,058
60% LAR : 40% CIR	40%	-£10,613,829	-£12,939,055	-£12,923,474	-£12,965,621	-£13,070,988	-£13,703,187	-£14,059,570
60% LAR : 40% CIR	45%	-£11,534,558	-£13,699,043	-£13,683,483	-£13,725,560	-£13,830,751	-£14,492,503	-£14,865,034
60% LAR : 40% CIR	50%	-£12,459,711	-£14,494,138	-£14,477,624	-£14,522,266	-£14,633,871	-£15,303,501	-£15,675,518

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,364,259	-£1,242,894	-£1,226,968	-£1,270,127	-£1,378,020	-£2,025,387	-£2,385,035
60% LAR : 40% CIR	5%	£1,483,929	-£1,965,965	-£1,950,100	-£1,993,086	-£2,100,553	-£2,745,350	-£3,103,571
60% LAR : 40% CIR	10%	£595,471	-£2,693,813	-£2,678,004	-£2,720,832	-£2,827,903	-£3,470,328	-£3,827,230
60% LAR : 40% CIR	15%	-£297,737	-£3,426,392	-£3,410,634	-£3,453,317	-£3,560,024	-£4,200,271	-£4,555,963
60% LAR : 40% CIR	20%	-£1,195,650	-£4,163,657	-£4,147,943	-£4,190,495	-£4,296,871	-£4,935,131	-£5,289,720
60% LAR : 40% CIR	25%	-£2,098,219	-£4,905,558	-£4,889,886	-£4,932,317	-£5,038,395	-£5,674,858	-£6,028,449
60% LAR : 40% CIR	30%	-£3,005,398	-£5,652,052	-£5,636,415	-£5,678,738	-£5,784,548	-£6,419,404	-£6,772,103
60% LAR : 40% CIR	35%	-£3,917,141	-£6,403,090	-£6,387,484	-£6,429,713	-£6,535,285	-£7,168,721	-£7,520,630
60% LAR : 40% CIR	40%	-£4,833,400	-£7,158,627	-£7,143,046	-£7,185,192	-£7,290,560	-£7,922,758	-£8,279,141
60% LAR : 40% CIR	45%	-£5,754,130	-£7,918,615	-£7,903,055	-£7,945,131	-£8,050,322	-£8,712,074	-£9,084,606
60% LAR : 40% CIR	50%	-£6,679,283	-£8,713,710	-£8,697,195	-£8,741,837	-£8,853,442	-£9,523,073	-£9,895,090

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,759,402	£1,152,249	£1,168,175	£1,125,016	£1,017,123	£369,756	£10,108
60% LAR : 40% CIR	5%	£3,879,071	£429,178	£445,043	£402,057	£294,590	-£350,207	-£708,428
60% LAR : 40% CIR	10%	£2,990,614	-£298,670	-£282,861	-£325,689	-£432,760	-£1,075,185	-£1,432,088
60% LAR : 40% CIR	15%	£2,097,406	-£1,031,249	-£1,015,491	-£1,058,174	-£1,164,881	-£1,805,128	-£2,160,820
60% LAR : 40% CIR	20%	£1,199,493	-£1,768,514	-£1,752,801	-£1,795,352	-£1,901,728	-£2,539,988	-£2,894,577
60% LAR : 40% CIR	25%	£296,924	-£2,510,415	-£2,494,743	-£2,537,174	-£2,643,252	-£3,279,715	-£3,633,307
60% LAR : 40% CIR	30%	-£610,255	-£3,256,909	-£3,241,272	-£3,283,596	-£3,389,405	-£4,024,262	-£4,376,960
60% LAR : 40% CIR	35%	-£1,521,998	-£4,007,947	-£3,992,341	-£4,034,570	-£4,140,142	-£4,773,578	-£5,125,487
60% LAR : 40% CIR	40%	-£2,438,257	-£4,763,484	-£4,747,903	-£4,790,049	-£4,895,417	-£5,527,615	-£5,883,998
60% LAR : 40% CIR	45%	-£3,358,987	-£5,523,472	-£5,507,912	-£5,549,988	-£5,655,179	-£6,316,932	-£6,689,463
60% LAR : 40% CIR	50%	-£4,284,140	-£6,318,567	-£6,302,052	-£6,346,694	-£6,458,299	-£7,127,930	-£7,499,947

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,590,688	£3,983,535	£3,999,460	£3,956,302	£3,848,408	£3,201,041	£2,841,394
60% LAR : 40% CIR	5%	£6,710,357	£3,260,464	£3,276,328	£3,233,342	£3,125,875	£2,481,079	£2,122,858
60% LAR : 40% CIR	10%	£5,821,900	£2,532,616	£2,548,424	£2,505,596	£2,398,526	£1,756,101	£1,399,198
60% LAR : 40% CIR	15%	£4,928,692	£1,800,036	£1,815,795	£1,773,111	£1,666,404	£1,026,158	£670,466
60% LAR : 40% CIR	20%	£4,030,779	£1,062,771	£1,078,485	£1,035,934	£929,558	£291,298	-£63,291
60% LAR : 40% CIR	25%	£3,128,210	£320,870	£336,543	£294,112	£188,034	-£448,429	-£802,021
60% LAR : 40% CIR	30%	£2,221,030	-£425,623	-£409,986	-£452,310	-£558,119	-£1,192,976	-£1,545,674
60% LAR : 40% CIR	35%	£1,309,288	-£1,176,661	-£1,161,055	-£1,203,284	-£1,308,856	-£1,942,293	-£2,294,201
60% LAR : 40% CIR	40%	£393,028	-£1,932,198	-£1,916,617	-£1,958,764	-£2,064,131	-£2,696,330	-£3,052,712
60% LAR : 40% CIR	45%	-£527,701	-£2,692,186	-£2,676,626	-£2,718,703	-£2,823,894	-£3,485,646	-£3,858,177
60% LAR : 40% CIR	50%	-£1,452,854	-£3,487,281	-£3,470,766	-£3,515,409	-£3,627,014	-£4,296,644	-£4,668,661

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats	
Value Area	Zone C - £1,350 psf

No Units	50
Site Area	0.14 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£15,156,467	£11,517,715	£11,533,640	£11,490,483	£11,382,588	£10,735,221	£10,375,574
60% LAR : 40% CIR	5%	£14,046,810	£10,565,085	£10,580,949	£10,537,963	£10,430,497	£9,785,700	£9,427,479
60% LAR : 40% CIR	10%	£12,932,425	£9,607,678	£9,623,487	£9,580,658	£9,473,588	£8,831,163	£8,474,260
60% LAR : 40% CIR	15%	£11,813,363	£8,645,539	£8,661,298	£8,618,615	£8,511,907	£7,871,661	£7,515,969
60% LAR : 40% CIR	20%	£10,689,666	£7,678,716	£7,694,429	£7,651,878	£7,545,502	£6,907,242	£6,552,653
60% LAR : 40% CIR	25%	£9,561,383	£6,707,255	£6,722,928	£6,680,497	£6,574,419	£5,937,956	£5,584,364
60% LAR : 40% CIR	30%	£8,428,560	£5,731,203	£5,746,840	£5,704,516	£5,598,707	£4,963,850	£4,611,152
60% LAR : 40% CIR	35%	£7,285,049	£4,750,605	£4,766,212	£4,723,983	£4,618,410	£3,984,975	£3,633,066
60% LAR : 40% CIR	40%	£6,135,500	£3,765,510	£3,781,090	£3,738,944	£3,633,577	£3,001,378	£2,650,156
60% LAR : 40% CIR	45%	£4,981,481	£2,775,963	£2,791,523	£2,749,447	£2,644,255	£2,013,109	£1,662,473
60% LAR : 40% CIR	50%	£3,823,039	£1,782,011	£1,797,554	£1,755,536	£1,650,491	£1,020,217	£670,065

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, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,206,610	-£2,432,142	-£2,416,217	-£2,459,374	-£2,567,269	-£3,214,636	-£3,574,283
60% LAR : 40% CIR	5%	£96,952	-£3,384,772	-£3,368,908	-£3,411,894	-£3,519,360	-£4,164,157	-£4,522,378
60% LAR : 40% CIR	10%	-£1,017,432	-£4,342,179	-£4,326,371	-£4,369,199	-£4,476,270	-£5,118,694	-£5,475,597
60% LAR : 40% CIR	15%	-£2,136,494	-£5,304,318	-£5,288,559	-£5,331,243	-£5,437,950	-£6,078,196	-£6,433,888
60% LAR : 40% CIR	20%	-£3,260,191	-£6,271,141	-£6,255,428	-£6,297,979	-£6,404,355	-£7,042,615	-£7,397,204
60% LAR : 40% CIR	25%	-£4,388,474	-£7,242,603	-£7,226,929	-£7,269,360	-£7,375,438	-£8,011,901	-£8,365,493
60% LAR : 40% CIR	30%	-£5,521,297	-£8,218,654	-£8,203,017	-£8,245,341	-£8,351,150	-£8,986,007	-£9,338,705
60% LAR : 40% CIR	35%	-£6,664,808	-£9,199,252	-£9,183,645	-£9,225,874	-£9,331,447	-£9,964,882	-£10,316,791
60% LAR : 40% CIR	40%	-£7,814,357	-£10,184,347	-£10,168,767	-£10,210,913	-£10,316,280	-£10,948,479	-£11,299,701
60% LAR : 40% CIR	45%	-£8,968,376	-£11,173,894	-£11,158,334	-£11,200,410	-£11,305,602	-£11,936,748	-£12,287,385
60% LAR : 40% CIR	50%	-£10,126,818	-£12,167,846	-£12,152,303	-£12,194,321	-£12,299,367	-£12,929,640	-£13,279,792

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,987,039	£3,348,286	£3,364,212	£3,321,054	£3,213,160	£2,565,793	£2,206,145
60% LAR : 40% CIR	5%	£5,877,381	£2,395,656	£2,411,521	£2,368,535	£2,261,069	£1,616,271	£1,258,050
60% LAR : 40% CIR	10%	£4,762,996	£1,438,249	£1,454,058	£1,411,230	£1,304,159	£661,734	£304,832
60% LAR : 40% CIR	15%	£3,643,934	£476,111	£491,869	£449,186	£342,479	-£297,767	-£653,459
60% LAR : 40% CIR	20%	£2,520,238	-£490,713	-£474,999	-£517,550	-£623,926	-£1,262,187	-£1,616,776
60% LAR : 40% CIR	25%	£1,391,955	-£1,462,174	-£1,446,501	-£1,488,932	-£1,595,009	-£2,231,473	-£2,585,064
60% LAR : 40% CIR	30%	£259,131	-£2,438,225	-£2,422,588	-£2,464,912	-£2,570,722	-£3,205,578	-£3,558,277
60% LAR : 40% CIR	35%	-£884,379	-£3,418,823	-£3,403,216	-£3,445,445	-£3,551,019	-£4,184,454	-£4,536,362
60% LAR : 40% CIR	40%	-£2,033,929	-£4,403,919	-£4,388,338	-£4,430,485	-£4,535,851	-£5,168,051	-£5,519,273
60% LAR : 40% CIR	45%	-£3,187,948	-£5,393,465	-£5,377,905	-£5,419,982	-£5,525,174	-£6,156,319	-£6,506,956
60% LAR : 40% CIR	50%	-£4,346,389	-£6,387,417	-£6,371,874	-£6,413,892	-£6,518,938	-£7,149,211	-£7,499,364

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,382,181	£5,743,429	£5,759,355	£5,716,197	£5,608,303	£4,960,936	£4,601,288
60% LAR : 40% CIR	5%	£8,272,524	£4,790,799	£4,806,664	£4,763,678	£4,656,212	£4,011,414	£3,653,193
60% LAR : 40% CIR	10%	£7,158,139	£3,833,392	£3,849,201	£3,806,373	£3,699,302	£3,056,877	£2,699,975
60% LAR : 40% CIR	15%	£6,039,077	£2,871,254	£2,887,012	£2,844,329	£2,737,622	£2,097,375	£1,741,683
60% LAR : 40% CIR	20%	£4,915,381	£1,904,430	£1,920,144	£1,877,592	£1,771,216	£1,132,956	£778,367
60% LAR : 40% CIR	25%	£3,787,098	£932,969	£948,642	£906,211	£800,133	£163,670	-£189,921
60% LAR : 40% CIR	30%	£2,654,274	-£43,083	-£27,446	-£69,769	-£175,579	-£810,435	-£1,163,134
60% LAR : 40% CIR	35%	£1,510,764	-£1,023,680	-£1,008,073	-£1,050,302	-£1,155,876	-£1,789,311	-£2,141,219
60% LAR : 40% CIR	40%	£361,214	-£2,008,776	-£1,993,195	-£2,035,342	-£2,140,708	-£2,772,908	-£3,124,130
60% LAR : 40% CIR	45%	-£792,805	-£2,998,322	-£2,982,763	-£3,024,839	-£3,130,031	-£3,761,176	-£4,111,813
60% LAR : 40% CIR	50%	-£1,951,246	-£3,992,275	-£3,976,731	-£4,018,749	-£4,123,795	-£4,754,068	-£5,104,221

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,213,467	£8,574,715	£8,590,640	£8,547,483	£8,439,588	£7,792,221	£7,432,574
60% LAR : 40% CIR	5%	£11,103,810	£7,622,085	£7,637,949	£7,594,963	£7,487,497	£6,842,700	£6,484,479
60% LAR : 40% CIR	10%	£9,989,425	£6,664,678	£6,680,487	£6,637,658	£6,530,588	£5,888,163	£5,531,260
60% LAR : 40% CIR	15%	£8,870,363	£5,702,539	£5,718,298	£5,675,615	£5,568,907	£4,928,661	£4,572,969
60% LAR : 40% CIR	20%	£7,746,666	£4,735,716	£4,751,429	£4,708,878	£4,602,502	£3,964,242	£3,609,653
60% LAR : 40% CIR	25%	£6,618,383	£3,764,255	£3,779,928	£3,737,497	£3,631,419	£2,994,956	£2,641,364
60% LAR : 40% CIR	30%	£5,485,560	£2,788,203	£2,803,840	£2,761,516	£2,655,707	£2,020,850	£1,668,152
60% LAR : 40% CIR	35%	£4,342,049	£1,807,605	£1,823,212	£1,780,983	£1,675,410	£1,041,975	£690,066
60% LAR : 40% CIR	40%	£3,192,500	£822,510	£838,090	£795,944	£690,577	£58,378	-£292,844
60% LAR : 40% CIR	45%	£2,038,481	-£167,037	-£151,477	-£193,553	-£298,745	-£929,891	-£1,280,527
60% LAR : 40% CIR	50%	£880,039	-£1,160,989	-£1,145,446	-£1,187,464	-£1,292,509	-£1,922,783	-£2,272,935

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats		**Value Area**	**Zone C - £1,500 psf**

No Units	**50**
Site Area	**0.14 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
		£18,623,553	£14,935,494	£14,951,180	£14,908,671	£14,802,399	£14,164,762	£13,810,519
60% LAR : 40% CIR	5%	£17,340,540	£13,817,255	£13,832,882	£13,790,541	£13,684,690	£13,049,583	£12,696,747
60% LAR : 40% CIR	10%	£16,052,803	£12,694,312	£12,709,882	£12,667,698	£12,562,237	£11,929,467	£11,573,308
60% LAR : 40% CIR	15%	£14,760,385	£11,566,707	£11,582,229	£11,540,187	£11,435,084	£10,798,539	£10,442,846
60% LAR : 40% CIR	20%	£13,463,335	£10,433,424	£10,449,138	£10,406,587	£10,300,211	£9,661,950	£9,307,361
60% LAR : 40% CIR	25%	£12,161,698	£9,289,794	£9,305,466	£9,263,035	£9,156,959	£8,520,494	£8,166,904
60% LAR : 40% CIR	30%	£10,855,519	£8,141,573	£8,157,210	£8,114,886	£8,009,076	£7,374,220	£7,021,521
60% LAR : 40% CIR	35%	£9,544,846	£6,988,806	£7,004,412	£6,962,184	£6,856,610	£6,223,175	£5,871,266
60% LAR : 40% CIR	40%	£8,229,724	£5,831,542	£5,847,122	£5,804,975	£5,699,609	£5,067,409	£4,716,188
60% LAR : 40% CIR	45%	£6,906,118	£4,669,825	£4,685,385	£4,643,308	£4,538,117	£3,906,971	£3,556,334
60% LAR : 40% CIR	50%	£5,572,709	£3,503,704	£3,519,247	£3,477,229	£3,372,183	£2,741,910	£2,391,757

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
	0%	£4,673,695	£985,637	£1,001,323	£958,814	£852,542	£214,905	-£139,338
60% LAR : 40% CIR	5%	£3,390,682	-£132,602	-£116,975	-£159,316	-£265,167	-£900,274	-£1,253,110
60% LAR : 40% CIR	10%	£2,102,945	-£1,255,546	-£1,239,975	-£1,282,159	-£1,387,620	-£2,020,390	-£2,376,550
60% LAR : 40% CIR	15%	£810,528	-£2,383,150	-£2,367,628	-£2,409,670	-£2,514,774	-£3,151,319	-£3,507,011
60% LAR : 40% CIR	20%	-£486,522	-£3,516,433	-£3,500,719	-£3,543,271	-£3,649,647	-£4,287,907	-£4,642,496
60% LAR : 40% CIR	25%	-£1,788,160	-£4,660,063	-£4,644,391	-£4,686,822	-£4,792,899	-£5,429,363	-£5,782,953
60% LAR : 40% CIR	30%	-£3,094,338	-£5,808,284	-£5,792,648	-£5,834,971	-£5,940,781	-£6,575,637	-£6,928,336
60% LAR : 40% CIR	35%	-£4,405,011	-£6,961,051	-£6,945,445	-£6,987,673	-£7,093,247	-£7,726,682	-£8,078,591
60% LAR : 40% CIR	40%	-£5,720,133	-£8,118,316	-£8,102,735	-£8,144,882	-£8,250,248	-£8,882,448	-£9,233,670
60% LAR : 40% CIR	45%	-£7,043,739	-£9,280,032	-£9,264,472	-£9,306,549	-£9,411,740	-£10,042,886	-£10,393,523
60% LAR : 40% CIR	50%	-£8,377,148	-£10,446,153	-£10,430,610	-£10,472,628	-£10,577,674	-£11,207,947	-£11,558,100

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
	0%	£10,454,124	£6,766,066	£6,781,751	£6,739,243	£6,632,970	£5,995,333	£5,641,090
60% LAR : 40% CIR	5%	£9,171,111	£5,647,827	£5,663,454	£5,621,113	£5,515,262	£4,880,155	£4,527,318
60% LAR : 40% CIR	10%	£7,883,374	£4,524,883	£4,540,454	£4,498,269	£4,392,808	£3,760,039	£3,403,879
60% LAR : 40% CIR	15%	£6,590,956	£3,397,278	£3,412,800	£3,370,758	£3,265,655	£2,629,110	£2,273,418
60% LAR : 40% CIR	20%	£5,293,907	£2,263,995	£2,279,709	£2,237,158	£2,130,782	£1,492,522	£1,137,933
60% LAR : 40% CIR	25%	£3,992,269	£1,120,365	£1,136,038	£1,093,607	£987,530	£351,066	-£2,525
60% LAR : 40% CIR	30%	£2,686,090	-£27,856	-£12,219	-£54,543	-£160,352	-£795,209	-£1,147,907
60% LAR : 40% CIR	35%	£1,375,417	-£1,180,623	-£1,165,017	-£1,207,245	-£1,312,818	-£1,946,253	-£2,298,163
60% LAR : 40% CIR	40%	£60,295	-£2,337,887	-£2,322,307	-£2,364,453	-£2,469,820	-£3,102,019	-£3,453,241
60% LAR : 40% CIR	45%	-£1,263,310	-£3,499,604	-£3,484,044	-£3,526,120	-£3,631,311	-£4,262,458	-£4,613,094
60% LAR : 40% CIR	50%	-£2,596,720	-£4,665,725	-£4,650,182	-£4,692,199	-£4,797,245	-£5,427,519	-£5,777,671

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
	0%	£12,849,267	£9,161,208	£9,176,894	£9,134,386	£9,028,113	£8,390,476	£8,036,233
60% LAR : 40% CIR	5%	£11,566,254	£8,042,970	£8,058,596	£8,016,256	£7,910,405	£7,275,298	£6,922,461
60% LAR : 40% CIR	10%	£10,278,517	£6,920,026	£6,935,597	£6,893,412	£6,787,951	£6,155,182	£5,799,022
60% LAR : 40% CIR	15%	£8,986,099	£5,792,421	£5,807,943	£5,765,901	£5,660,798	£5,024,253	£4,668,561
60% LAR : 40% CIR	20%	£7,689,049	£4,659,138	£4,674,852	£4,632,301	£4,525,925	£3,887,665	£3,533,076
60% LAR : 40% CIR	25%	£6,387,412	£3,515,508	£3,531,180	£3,488,750	£3,382,673	£2,746,209	£2,392,618
60% LAR : 40% CIR	30%	£5,081,233	£2,367,287	£2,382,924	£2,340,600	£2,234,791	£1,599,934	£1,247,236
60% LAR : 40% CIR	35%	£3,770,560	£1,214,520	£1,230,126	£1,187,898	£1,082,325	£448,890	£96,980
60% LAR : 40% CIR	40%	£2,455,438	£57,256	£72,836	£30,690	-£74,677	-£706,877	-£1,058,098
60% LAR : 40% CIR	45%	£1,131,833	-£1,104,461	-£1,088,901	-£1,130,977	-£1,236,168	-£1,867,315	-£2,217,952
60% LAR : 40% CIR	50%	-£201,577	-£2,270,582	-£2,255,039	-£2,297,057	-£2,402,102	-£3,032,376	-£3,382,528

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
	0%	£15,680,553	£11,992,494	£12,008,180	£11,965,671	£11,859,399	£11,221,762	£10,867,519
60% LAR : 40% CIR	5%	£14,397,540	£10,874,255	£10,889,882	£10,847,541	£10,741,690	£10,106,583	£9,753,747
60% LAR : 40% CIR	10%	£13,109,803	£9,751,312	£9,766,882	£9,724,698	£9,619,237	£8,986,467	£8,630,308
60% LAR : 40% CIR	15%	£11,817,385	£8,623,707	£8,639,229	£8,597,187	£8,492,084	£7,855,539	£7,499,846
60% LAR : 40% CIR	20%	£10,520,335	£7,490,424	£7,506,138	£7,463,587	£7,357,211	£6,718,950	£6,364,361
60% LAR : 40% CIR	25%	£9,218,698	£6,346,794	£6,362,466	£6,320,035	£6,213,959	£5,577,494	£5,223,904
60% LAR : 40% CIR	30%	£7,912,519	£5,198,573	£5,214,210	£5,171,886	£5,066,076	£4,431,220	£4,078,521
60% LAR : 40% CIR	35%	£6,601,846	£4,045,806	£4,061,412	£4,019,184	£3,913,610	£3,280,175	£2,928,266
60% LAR : 40% CIR	40%	£5,286,724	£2,888,542	£2,904,122	£2,861,975	£2,756,609	£2,124,409	£1,773,188
60% LAR : 40% CIR	45%	£3,963,118	£1,726,825	£1,742,385	£1,700,308	£1,595,117	£963,971	£613,334
60% LAR : 40% CIR	50%	£2,629,709	£560,704	£576,247	£534,229	£429,183	-£201,090	-£551,243

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats		Value Area	Zone C - £1,750 psf

No Units	50
Site Area	0.14 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£24,402,028	£20,621,571	£20,637,256	£20,594,748	£20,488,475	£19,850,838	£19,496,595
60% LAR : 40% CIR	5%	£22,830,091	£19,219,028	£19,234,655	£19,192,314	£19,086,463	£18,451,357	£18,098,519
60% LAR : 40% CIR	10%	£21,253,430	£17,811,780	£17,827,352	£17,785,167	£17,679,705	£17,046,936	£16,695,397
60% LAR : 40% CIR	15%	£19,672,089	£16,399,872	£16,415,393	£16,373,352	£16,268,248	£15,637,624	£15,287,278
60% LAR : 40% CIR	20%	£18,086,115	£14,983,349	£14,998,827	£14,956,916	£14,852,138	£14,223,470	£13,874,211
60% LAR : 40% CIR	25%	£16,495,554	£13,562,259	£13,577,696	£13,535,903	£13,431,420	£12,804,522	£12,456,244
60% LAR : 40% CIR	30%	£14,900,452	£12,136,646	£12,152,048	£12,110,360	£12,006,141	£11,380,826	£11,033,429
60% LAR : 40% CIR	35%	£13,300,854	£10,706,557	£10,721,928	£10,680,334	£10,576,348	£9,952,432	£9,601,600
60% LAR : 40% CIR	40%	£11,696,809	£9,272,036	£9,287,383	£9,245,870	£9,142,087	£8,510,794	£8,159,572
60% LAR : 40% CIR	45%	£10,088,360	£7,826,261	£7,841,821	£7,799,745	£7,694,554	£7,063,407	£6,712,771
60% LAR : 40% CIR	50%	£8,475,555	£6,373,191	£6,388,734	£6,346,716	£6,241,671	£5,611,397	£5,261,245

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,452,171	£6,671,713	£6,687,399	£6,644,891	£6,538,618	£5,900,981	£5,546,738
60% LAR : 40% CIR	5%	£8,880,234	£5,269,171	£5,284,797	£5,242,457	£5,136,606	£4,501,500	£4,148,662
60% LAR : 40% CIR	10%	£7,303,573	£3,861,923	£3,877,495	£3,835,310	£3,729,848	£3,097,079	£2,745,540
60% LAR : 40% CIR	15%	£5,722,231	£2,450,015	£2,465,536	£2,423,495	£2,318,391	£1,687,767	£1,337,420
60% LAR : 40% CIR	20%	£4,136,258	£1,033,492	£1,048,969	£1,007,058	£902,281	£273,613	-£75,646
60% LAR : 40% CIR	25%	£2,545,697	-£387,598	-£372,161	-£413,954	-£518,438	-£1,145,335	-£1,493,613
60% LAR : 40% CIR	30%	£950,595	-£1,813,211	-£1,797,809	-£1,839,497	-£1,943,716	-£2,569,032	-£2,916,429
60% LAR : 40% CIR	35%	-£649,003	-£3,243,300	-£3,227,929	-£3,269,523	-£3,373,509	-£3,997,425	-£4,348,257
60% LAR : 40% CIR	40%	-£2,253,048	-£4,677,821	-£4,662,474	-£4,703,987	-£4,807,770	-£5,439,063	-£5,790,285
60% LAR : 40% CIR	45%	-£3,861,497	-£6,123,596	-£6,108,036	-£6,150,112	-£6,255,303	-£6,886,450	-£7,237,087
60% LAR : 40% CIR	50%	-£5,474,302	-£7,576,666	-£7,561,123	-£7,603,141	-£7,708,187	-£8,338,460	-£8,688,612

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£16,232,600	£12,452,142	£12,467,828	£12,425,319	£12,319,047	£11,681,410	£11,327,167
60% LAR : 40% CIR	5%	£14,660,663	£11,049,599	£11,065,226	£11,022,885	£10,917,034	£10,281,928	£9,929,091
60% LAR : 40% CIR	10%	£13,084,002	£9,642,351	£9,657,923	£9,615,739	£9,510,277	£8,877,507	£8,525,969
60% LAR : 40% CIR	15%	£11,502,660	£8,230,443	£8,245,965	£8,203,924	£8,098,819	£7,468,195	£7,117,849
60% LAR : 40% CIR	20%	£9,916,686	£6,813,921	£6,829,398	£6,787,487	£6,682,709	£6,054,041	£5,704,782
60% LAR : 40% CIR	25%	£8,326,126	£5,392,830	£5,408,268	£5,366,474	£5,261,991	£4,635,093	£4,286,815
60% LAR : 40% CIR	30%	£6,731,024	£3,967,218	£3,982,620	£3,940,931	£3,836,712	£3,211,397	£2,864,000
60% LAR : 40% CIR	35%	£5,131,426	£2,537,128	£2,552,500	£2,510,905	£2,406,919	£1,783,004	£1,432,171
60% LAR : 40% CIR	40%	£3,527,381	£1,102,608	£1,117,955	£1,076,442	£972,658	£341,366	-£9,857
60% LAR : 40% CIR	45%	£1,918,931	-£343,167	-£327,608	-£369,684	-£474,875	-£1,106,021	-£1,456,658
60% LAR : 40% CIR	50%	£306,126	-£1,796,237	-£1,780,694	-£1,822,712	-£1,927,758	-£2,558,031	-£2,908,184

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,627,743	£14,847,285	£14,862,971	£14,820,462	£14,714,189	£14,076,552	£13,722,310
60% LAR : 40% CIR	5%	£17,055,806	£13,444,742	£13,460,369	£13,418,028	£13,312,177	£12,677,071	£12,324,233
60% LAR : 40% CIR	10%	£15,479,145	£12,037,494	£12,053,066	£12,010,882	£11,905,419	£11,272,650	£10,921,112
60% LAR : 40% CIR	15%	£13,897,803	£10,625,586	£10,641,108	£10,599,067	£10,493,962	£9,863,338	£9,512,992
60% LAR : 40% CIR	20%	£12,311,829	£9,209,064	£9,224,541	£9,182,630	£9,077,852	£8,449,184	£8,099,925
60% LAR : 40% CIR	25%	£10,721,268	£7,787,973	£7,803,411	£7,761,617	£7,657,134	£7,030,236	£6,681,958
60% LAR : 40% CIR	30%	£9,126,166	£6,362,361	£6,377,763	£6,336,074	£6,231,855	£5,606,540	£5,259,143
60% LAR : 40% CIR	35%	£7,526,569	£4,932,271	£4,947,642	£4,906,048	£4,802,062	£4,178,147	£3,827,314
60% LAR : 40% CIR	40%	£5,922,523	£3,497,750	£3,513,097	£3,471,584	£3,367,801	£2,736,509	£2,385,286
60% LAR : 40% CIR	45%	£4,314,074	£2,051,976	£2,067,535	£2,025,459	£1,920,268	£1,289,122	£938,485
60% LAR : 40% CIR	50%	£2,701,269	£598,905	£614,449	£572,431	£467,385	-£162,888	-£513,041

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,459,028	£17,678,571	£17,694,256	£17,651,748	£17,545,475	£16,907,838	£16,553,595
60% LAR : 40% CIR	5%	£19,887,091	£16,276,028	£16,291,655	£16,249,314	£16,143,463	£15,508,357	£15,155,519
60% LAR : 40% CIR	10%	£18,310,430	£14,868,780	£14,884,352	£14,842,167	£14,736,705	£14,103,936	£13,752,397
60% LAR : 40% CIR	15%	£16,729,089	£13,456,872	£13,472,393	£13,430,352	£13,325,248	£12,694,624	£12,344,278
60% LAR : 40% CIR	20%	£15,143,115	£12,040,349	£12,055,827	£12,013,916	£11,909,138	£11,280,470	£10,931,211
60% LAR : 40% CIR	25%	£13,552,554	£10,619,259	£10,634,696	£10,592,903	£10,488,420	£9,861,522	£9,513,244
60% LAR : 40% CIR	30%	£11,957,452	£9,193,646	£9,209,048	£9,167,360	£9,063,141	£8,437,826	£8,090,429
60% LAR : 40% CIR	35%	£10,357,854	£7,763,557	£7,778,928	£7,737,334	£7,633,348	£7,009,432	£6,658,600
60% LAR : 40% CIR	40%	£8,753,809	£6,329,036	£6,344,383	£6,302,870	£6,199,087	£5,567,794	£5,216,572
60% LAR : 40% CIR	45%	£7,145,360	£4,883,261	£4,898,821	£4,856,745	£4,751,554	£4,120,407	£3,769,771
60% LAR : 40% CIR	50%	£5,532,555	£3,430,191	£3,445,734	£3,403,716	£3,298,671	£2,668,397	£2,318,245

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats	
No Units	50
Site Area	0.14 Ha

Value Area	Zone C - £1,900 psf	
Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£27,869,113	£24,033,217	£24,048,903	£24,006,394	£23,900,120	£23,262,483	£22,908,241
60% LAR : 40% CIR	5%	£26,123,822	£22,460,092	£22,475,719	£22,433,378	£22,327,527	£21,692,420	£21,339,583
60% LAR : 40% CIR	10%	£24,373,807	£20,882,262	£20,897,833	£20,855,648	£20,750,187	£20,117,418	£19,765,878
60% LAR : 40% CIR	15%	£22,619,112	£19,299,771	£19,315,293	£19,273,251	£19,168,148	£18,537,524	£18,187,177
60% LAR : 40% CIR	20%	£20,859,783	£17,712,667	£17,728,143	£17,686,232	£17,581,454	£16,952,786	£16,603,527
60% LAR : 40% CIR	25%	£19,095,867	£16,120,993	£16,136,431	£16,094,637	£15,990,154	£15,363,256	£15,014,979
60% LAR : 40% CIR	30%	£17,327,411	£14,524,798	£14,540,200	£14,498,513	£14,394,294	£13,768,978	£13,421,581
60% LAR : 40% CIR	35%	£15,554,460	£12,924,126	£12,939,498	£12,897,904	£12,793,918	£12,170,002	£11,823,382
60% LAR : 40% CIR	40%	£13,777,060	£11,319,024	£11,334,371	£11,292,858	£11,189,074	£10,566,376	£10,220,432
60% LAR : 40% CIR	45%	£11,995,257	£9,709,537	£9,724,863	£9,683,418	£9,579,808	£8,957,269	£8,606,632
60% LAR : 40% CIR	50%	£10,209,097	£8,094,884	£8,110,427	£8,068,409	£7,963,363	£7,333,090	£6,982,937

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,919,256	£10,083,360	£10,099,046	£10,056,537	£9,950,263	£9,312,626	£8,958,383
60% LAR : 40% CIR	5%	£12,173,965	£8,510,235	£8,525,861	£8,483,521	£8,377,670	£7,742,563	£7,389,726
60% LAR : 40% CIR	10%	£10,423,950	£6,932,405	£6,947,975	£6,905,791	£6,800,330	£6,167,560	£5,816,021
60% LAR : 40% CIR	15%	£8,669,255	£5,349,914	£5,365,436	£5,323,394	£5,218,290	£4,587,666	£4,237,320
60% LAR : 40% CIR	20%	£6,909,926	£3,762,810	£3,778,286	£3,736,375	£3,631,597	£3,002,929	£2,653,670
60% LAR : 40% CIR	25%	£5,146,010	£2,171,136	£2,186,574	£2,144,780	£2,040,297	£1,413,399	£1,065,122
60% LAR : 40% CIR	30%	£3,377,554	£574,941	£590,343	£548,656	£444,437	-£180,880	-£528,277
60% LAR : 40% CIR	35%	£1,604,603	-£1,025,731	-£1,010,359	-£1,051,953	-£1,155,939	-£1,779,855	-£2,126,475
60% LAR : 40% CIR	40%	-£172,797	-£2,630,834	-£2,615,486	-£2,656,999	-£2,760,783	-£3,383,481	-£3,729,425
60% LAR : 40% CIR	45%	-£1,954,600	-£4,240,320	-£4,224,994	-£4,266,439	-£4,370,049	-£4,992,588	-£5,343,225
60% LAR : 40% CIR	50%	-£3,740,760	-£5,854,973	-£5,839,430	-£5,881,448	-£5,986,494	-£6,616,767	-£6,966,920

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£19,699,684	£15,863,788	£15,879,474	£15,836,966	£15,730,692	£15,093,055	£14,738,812
60% LAR : 40% CIR	5%	£17,954,394	£14,290,663	£14,306,290	£14,263,949	£14,158,098	£13,522,991	£13,170,155
60% LAR : 40% CIR	10%	£16,204,378	£12,712,833	£12,728,404	£12,686,220	£12,580,758	£11,947,989	£11,596,450
60% LAR : 40% CIR	15%	£14,449,683	£11,130,342	£11,145,864	£11,103,822	£10,998,719	£10,368,095	£10,017,749
60% LAR : 40% CIR	20%	£12,690,355	£9,543,238	£9,558,714	£9,516,803	£9,412,026	£8,783,358	£8,434,099
60% LAR : 40% CIR	25%	£10,926,439	£7,951,565	£7,967,002	£7,925,209	£7,820,725	£7,193,827	£6,845,551
60% LAR : 40% CIR	30%	£9,157,983	£6,355,370	£6,370,772	£6,329,084	£6,224,865	£5,599,549	£5,252,152
60% LAR : 40% CIR	35%	£7,385,031	£4,754,698	£4,770,069	£4,728,475	£4,624,489	£4,000,574	£3,653,954
60% LAR : 40% CIR	40%	£5,607,632	£3,149,595	£3,164,942	£3,123,429	£3,019,646	£2,396,948	£2,051,004
60% LAR : 40% CIR	45%	£3,825,829	£1,540,109	£1,555,434	£1,513,990	£1,410,380	£787,840	£437,204
60% LAR : 40% CIR	50%	£2,039,669	-£74,545	-£59,002	-£101,019	-£206,065	-£836,339	-£1,186,491

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£22,094,827	£18,258,931	£18,274,617	£18,232,108	£18,125,835	£17,488,198	£17,133,955
60% LAR : 40% CIR	5%	£20,349,537	£16,685,806	£16,701,433	£16,659,092	£16,553,241	£15,918,134	£15,565,297
60% LAR : 40% CIR	10%	£18,599,521	£15,107,976	£15,123,547	£15,081,362	£14,975,901	£14,343,132	£13,991,592
60% LAR : 40% CIR	15%	£16,844,826	£13,525,485	£13,541,007	£13,498,965	£13,393,862	£12,763,238	£12,412,892
60% LAR : 40% CIR	20%	£15,085,498	£11,938,381	£11,953,857	£11,911,946	£11,807,169	£11,178,501	£10,829,242
60% LAR : 40% CIR	25%	£13,321,582	£10,346,708	£10,362,145	£10,320,351	£10,215,868	£9,588,970	£9,240,693
60% LAR : 40% CIR	30%	£11,553,125	£8,750,513	£8,765,915	£8,724,227	£8,620,008	£7,994,692	£7,647,295
60% LAR : 40% CIR	35%	£9,780,174	£7,149,841	£7,165,212	£7,123,618	£7,019,632	£6,395,716	£6,049,097
60% LAR : 40% CIR	40%	£8,002,774	£5,544,738	£5,560,085	£5,518,572	£5,414,789	£4,792,090	£4,446,146
60% LAR : 40% CIR	45%	£6,220,972	£3,935,251	£3,950,577	£3,909,132	£3,805,523	£3,182,983	£2,832,346
60% LAR : 40% CIR	50%	£4,434,811	£2,320,598	£2,336,141	£2,294,123	£2,189,078	£1,558,804	£1,208,652

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£24,926,113	£21,090,217	£21,105,903	£21,063,394	£20,957,120	£20,319,483	£19,965,241
60% LAR : 40% CIR	5%	£23,180,822	£19,517,092	£19,532,719	£19,490,378	£19,384,527	£18,749,420	£18,396,583
60% LAR : 40% CIR	10%	£21,430,807	£17,939,262	£17,954,833	£17,912,648	£17,807,187	£17,174,418	£16,822,878
60% LAR : 40% CIR	15%	£19,676,112	£16,356,771	£16,372,293	£16,330,251	£16,225,148	£15,594,524	£15,244,177
60% LAR : 40% CIR	20%	£17,916,783	£14,769,667	£14,785,143	£14,743,232	£14,638,454	£14,009,786	£13,660,527
60% LAR : 40% CIR	25%	£16,152,867	£13,177,993	£13,193,431	£13,151,637	£13,047,154	£12,420,256	£12,071,979
60% LAR : 40% CIR	30%	£14,384,411	£11,581,798	£11,597,200	£11,555,513	£11,451,294	£10,825,978	£10,478,581
60% LAR : 40% CIR	35%	£12,611,460	£9,981,126	£9,996,498	£9,954,904	£9,850,918	£9,227,002	£8,880,382
60% LAR : 40% CIR	40%	£10,834,060	£8,376,024	£8,391,371	£8,349,858	£8,246,074	£7,623,376	£7,277,432
60% LAR : 40% CIR	45%	£9,052,257	£6,766,537	£6,781,863	£6,740,418	£6,636,808	£6,014,269	£5,663,632
60% LAR : 40% CIR	50%	£7,266,097	£5,151,884	£5,167,427	£5,125,409	£5,020,363	£4,390,090	£4,039,937

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats		Value Area	Zone C - £2,000 psf

No Units	50
Site Area	0.14 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£30,180,503	£26,307,647	£26,323,333	£26,280,824	£26,174,552	£25,536,915	£25,182,672
60% LAR : 40% CIR	5%	£28,319,643	£24,620,801	£24,636,427	£24,594,087	£24,488,236	£23,853,129	£23,500,292
60% LAR : 40% CIR	10%	£26,454,058	£22,929,249	£22,944,820	£22,902,636	£22,797,174	£22,164,405	£21,812,866
60% LAR : 40% CIR	15%	£24,583,793	£21,233,036	£21,248,559	£21,206,517	£21,101,413	£20,470,789	£20,120,443
60% LAR : 40% CIR	20%	£22,708,895	£19,532,211	£19,547,688	£19,505,777	£19,400,998	£18,772,331	£18,423,071
60% LAR : 40% CIR	25%	£20,829,411	£17,826,816	£17,842,254	£17,800,460	£17,695,977	£17,069,079	£16,720,801
60% LAR : 40% CIR	30%	£18,945,385	£16,116,900	£16,132,302	£16,090,614	£15,986,395	£15,361,080	£15,013,682
60% LAR : 40% CIR	35%	£17,056,864	£14,402,506	£14,417,878	£14,376,284	£14,272,298	£13,648,382	£13,301,762
60% LAR : 40% CIR	40%	£15,163,894	£12,683,682	£12,699,028	£12,657,515	£12,553,732	£11,931,034	£11,585,091
60% LAR : 40% CIR	45%	£13,266,521	£10,960,474	£10,975,800	£10,934,355	£10,830,745	£10,209,084	£9,863,718
60% LAR : 40% CIR	50%	£11,364,792	£9,232,926	£9,248,236	£9,206,850	£9,103,383	£8,480,885	£8,130,733

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£16,230,646	£12,357,790	£12,373,476	£12,330,967	£12,224,694	£11,587,057	£11,232,815
60% LAR : 40% CIR	5%	£14,369,786	£10,670,944	£10,686,570	£10,644,230	£10,538,379	£9,903,272	£9,550,434
60% LAR : 40% CIR	10%	£12,504,201	£8,979,392	£8,994,963	£8,952,779	£8,847,317	£8,214,548	£7,863,009
60% LAR : 40% CIR	15%	£10,633,936	£7,283,179	£7,298,702	£7,256,660	£7,151,556	£6,520,932	£6,170,586
60% LAR : 40% CIR	20%	£8,759,038	£5,582,354	£5,597,831	£5,555,920	£5,451,141	£4,822,474	£4,473,214
60% LAR : 40% CIR	25%	£6,879,554	£3,876,959	£3,892,397	£3,850,603	£3,746,120	£3,119,222	£2,770,944
60% LAR : 40% CIR	30%	£4,995,528	£2,167,043	£2,182,444	£2,140,757	£2,036,538	£1,411,223	£1,063,825
60% LAR : 40% CIR	35%	£3,107,007	£452,649	£468,021	£426,427	£322,441	-£301,476	-£648,095
60% LAR : 40% CIR	40%	£1,214,036	-£1,266,175	-£1,250,829	-£1,292,342	-£1,396,125	-£2,018,823	-£2,364,766
60% LAR : 40% CIR	45%	-£683,336	-£2,989,383	-£2,974,057	-£3,015,502	-£3,119,112	-£3,740,773	-£4,086,139
60% LAR : 40% CIR	50%	-£2,585,065	-£4,716,931	-£4,701,621	-£4,743,008	-£4,846,475	-£5,468,972	-£5,819,124

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£22,011,074	£18,138,218	£18,153,904	£18,111,396	£18,005,123	£17,367,486	£17,013,243
60% LAR : 40% CIR	5%	£20,150,214	£16,451,373	£16,466,998	£16,424,659	£16,318,808	£15,683,701	£15,330,863
60% LAR : 40% CIR	10%	£18,284,629	£14,759,821	£14,775,392	£14,733,207	£14,627,746	£13,994,977	£13,643,437
60% LAR : 40% CIR	15%	£16,414,365	£13,063,608	£13,079,130	£13,037,088	£12,931,985	£12,301,361	£11,951,014
60% LAR : 40% CIR	20%	£14,539,467	£11,362,782	£11,378,259	£11,336,348	£11,231,570	£10,602,903	£10,253,643
60% LAR : 40% CIR	25%	£12,659,982	£9,657,388	£9,672,825	£9,631,032	£9,526,548	£8,899,650	£8,551,373
60% LAR : 40% CIR	30%	£10,775,956	£7,947,471	£7,962,873	£7,921,186	£7,816,967	£7,191,651	£6,844,253
60% LAR : 40% CIR	35%	£8,887,435	£6,233,077	£6,248,450	£6,206,856	£6,102,870	£5,478,953	£5,132,333
60% LAR : 40% CIR	40%	£6,994,465	£4,514,254	£4,529,600	£4,488,087	£4,384,304	£3,761,605	£3,415,662
60% LAR : 40% CIR	45%	£5,097,093	£2,791,045	£2,806,371	£2,764,926	£2,661,317	£2,039,656	£1,694,289
60% LAR : 40% CIR	50%	£3,195,364	£1,063,498	£1,078,807	£1,037,421	£933,954	£311,456	-£38,695

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£24,406,217	£20,533,361	£20,549,047	£20,506,539	£20,400,266	£19,762,629	£19,408,386
60% LAR : 40% CIR	5%	£22,545,357	£18,846,516	£18,862,141	£18,819,802	£18,713,950	£18,078,843	£17,726,006
60% LAR : 40% CIR	10%	£20,679,772	£17,154,964	£17,170,534	£17,128,350	£17,022,889	£16,390,119	£16,038,580
60% LAR : 40% CIR	15%	£18,809,507	£15,458,751	£15,474,273	£15,432,231	£15,327,128	£14,696,504	£14,346,157
60% LAR : 40% CIR	20%	£16,934,610	£13,757,925	£13,773,402	£13,731,491	£13,626,713	£12,998,046	£12,648,786
60% LAR : 40% CIR	25%	£15,055,125	£12,052,531	£12,067,968	£12,026,175	£11,921,691	£11,294,793	£10,946,516
60% LAR : 40% CIR	30%	£13,171,099	£10,342,614	£10,358,016	£10,316,329	£10,212,109	£9,586,794	£9,239,396
60% LAR : 40% CIR	35%	£11,282,578	£8,628,220	£8,643,593	£8,601,998	£8,498,013	£7,874,096	£7,527,476
60% LAR : 40% CIR	40%	£9,389,608	£6,909,397	£6,924,743	£6,883,230	£6,779,446	£6,156,748	£5,810,805
60% LAR : 40% CIR	45%	£7,492,235	£5,186,188	£5,201,514	£5,160,069	£5,056,460	£4,434,799	£4,089,432
60% LAR : 40% CIR	50%	£5,590,507	£3,458,640	£3,473,950	£3,432,564	£3,329,097	£2,706,599	£2,356,447

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£27,237,503	£23,364,647	£23,380,333	£23,337,824	£23,231,552	£22,593,915	£22,239,672
60% LAR : 40% CIR	5%	£25,376,643	£21,677,801	£21,693,427	£21,651,087	£21,545,236	£20,910,129	£20,557,292
60% LAR : 40% CIR	10%	£23,511,058	£19,986,249	£20,001,820	£19,959,636	£19,854,174	£19,221,405	£18,869,866
60% LAR : 40% CIR	15%	£21,640,793	£18,290,036	£18,305,559	£18,263,517	£18,158,413	£17,527,789	£17,177,443
60% LAR : 40% CIR	20%	£19,765,895	£16,589,211	£16,604,688	£16,562,777	£16,457,998	£15,829,331	£15,480,071
60% LAR : 40% CIR	25%	£17,886,411	£14,883,816	£14,899,254	£14,857,460	£14,752,977	£14,126,079	£13,777,801
60% LAR : 40% CIR	30%	£16,002,385	£13,173,900	£13,189,302	£13,147,614	£13,043,395	£12,418,080	£12,070,682
60% LAR : 40% CIR	35%	£14,113,864	£11,459,506	£11,474,878	£11,433,284	£11,329,298	£10,705,382	£10,358,762
60% LAR : 40% CIR	40%	£12,220,894	£9,740,682	£9,756,028	£9,714,515	£9,610,732	£8,988,034	£8,642,091
60% LAR : 40% CIR	45%	£10,323,521	£8,017,474	£8,032,800	£7,991,355	£7,887,745	£7,266,084	£6,920,718
60% LAR : 40% CIR	50%	£8,421,792	£6,289,926	£6,305,236	£6,263,850	£6,160,383	£5,537,885	£5,187,733

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats	

Value Area	**Zone C - RP Periphery £2,250 psf**

No Units	**50**
Site Area	**0.14 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£35,958,979	£31,993,723	£32,009,409	£31,966,901	£31,860,628	£31,222,991	£30,868,748
60% LAR : 40% CIR	5%	£33,809,195	£30,022,574	£30,038,200	£29,995,860	£29,890,009	£29,254,902	£28,902,065
60% LAR : 40% CIR	10%	£31,654,686	£28,046,718	£28,062,290	£28,020,105	£27,914,643	£27,281,873	£26,930,335
60% LAR : 40% CIR	15%	£29,495,497	£26,066,202	£26,081,724	£26,039,682	£25,934,579	£25,303,955	£24,953,608
60% LAR : 40% CIR	20%	£27,331,675	£24,081,072	£24,096,549	£24,054,638	£23,949,860	£23,321,193	£22,971,933
60% LAR : 40% CIR	25%	£25,163,267	£22,091,374	£22,106,811	£22,065,018	£21,960,534	£21,333,636	£20,985,359
60% LAR : 40% CIR	30%	£22,990,317	£20,097,153	£20,112,555	£20,070,868	£19,966,648	£19,341,333	£18,993,935
60% LAR : 40% CIR	35%	£20,812,872	£18,098,456	£18,113,828	£18,072,233	£17,968,248	£17,344,332	£16,997,712
60% LAR : 40% CIR	40%	£18,630,979	£16,095,329	£16,110,675	£16,069,162	£15,965,378	£15,342,680	£14,996,736
60% LAR : 40% CIR	45%	£16,444,683	£14,087,816	£14,103,141	£14,061,697	£13,958,088	£13,336,427	£12,991,059
60% LAR : 40% CIR	50%	£14,254,030	£12,075,964	£12,091,274	£12,049,888	£11,946,421	£11,325,619	£10,980,730

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£22,009,122	£18,043,866	£18,059,552	£18,017,044	£17,910,771	£17,273,134	£16,918,891
60% LAR : 40% CIR	5%	£19,859,338	£16,072,717	£16,088,343	£16,046,003	£15,940,151	£15,305,044	£14,952,208
60% LAR : 40% CIR	10%	£17,704,828	£14,096,861	£14,112,432	£14,070,248	£13,964,786	£13,332,016	£12,980,478
60% LAR : 40% CIR	15%	£15,545,640	£12,116,345	£12,131,867	£12,089,825	£11,984,722	£11,354,098	£11,003,751
60% LAR : 40% CIR	20%	£13,381,818	£10,131,215	£10,146,692	£10,104,781	£10,000,002	£9,371,336	£9,022,075
60% LAR : 40% CIR	25%	£11,213,410	£8,141,517	£8,156,954	£8,115,160	£8,010,677	£7,383,779	£7,035,501
60% LAR : 40% CIR	30%	£9,040,460	£6,147,296	£6,162,698	£6,121,010	£6,016,791	£5,391,476	£5,044,078
60% LAR : 40% CIR	35%	£6,863,015	£4,148,599	£4,163,971	£4,122,376	£4,018,390	£3,394,475	£3,047,855
60% LAR : 40% CIR	40%	£4,681,122	£2,145,471	£2,160,818	£2,119,304	£2,015,521	£1,392,823	£1,046,879
60% LAR : 40% CIR	45%	£2,494,825	£137,959	£153,284	£111,840	£8,230	-£613,431	-£958,798
60% LAR : 40% CIR	50%	£304,172	-£1,873,893	-£1,858,583	-£1,899,969	-£2,003,436	-£2,624,238	-£2,969,127

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£27,789,550	£23,824,295	£23,839,981	£23,797,472	£23,691,199	£23,053,563	£22,699,320
60% LAR : 40% CIR	5%	£25,639,766	£21,853,145	£21,868,772	£21,826,431	£21,720,580	£21,085,473	£20,732,636
60% LAR : 40% CIR	10%	£23,485,257	£19,877,289	£19,892,861	£19,850,677	£19,745,214	£19,112,445	£18,760,906
60% LAR : 40% CIR	15%	£21,326,068	£17,896,773	£17,912,296	£17,870,254	£17,765,150	£17,134,526	£16,784,180
60% LAR : 40% CIR	20%	£19,162,246	£15,911,643	£15,927,121	£15,885,210	£15,780,431	£15,151,764	£14,802,504
60% LAR : 40% CIR	25%	£16,993,839	£13,921,945	£13,937,383	£13,895,589	£13,791,106	£13,164,208	£12,815,930
60% LAR : 40% CIR	30%	£14,820,889	£11,927,724	£11,943,126	£11,901,439	£11,797,220	£11,171,905	£10,824,507
60% LAR : 40% CIR	35%	£12,643,444	£9,929,028	£9,944,399	£9,902,805	£9,798,819	£9,174,903	£8,828,284
60% LAR : 40% CIR	40%	£10,461,550	£7,925,900	£7,941,246	£7,899,733	£7,795,950	£7,173,252	£6,827,308
60% LAR : 40% CIR	45%	£8,275,254	£5,918,388	£5,933,713	£5,892,269	£5,788,659	£5,166,998	£4,821,630
60% LAR : 40% CIR	50%	£6,084,601	£3,906,536	£3,921,846	£3,880,459	£3,776,992	£3,156,190	£2,811,301

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£30,184,693	£26,219,438	£26,235,124	£26,192,615	£26,086,342	£25,448,705	£25,094,462
60% LAR : 40% CIR	5%	£28,034,909	£24,248,288	£24,263,915	£24,221,574	£24,115,723	£23,480,616	£23,127,779
60% LAR : 40% CIR	10%	£25,880,400	£22,272,432	£22,288,004	£22,245,819	£22,140,357	£21,507,588	£21,156,049
60% LAR : 40% CIR	15%	£23,721,211	£20,291,916	£20,307,438	£20,265,396	£20,160,293	£19,529,669	£19,179,323
60% LAR : 40% CIR	20%	£21,557,389	£18,306,786	£18,322,264	£18,280,353	£18,175,574	£17,546,907	£17,197,647
60% LAR : 40% CIR	25%	£19,388,981	£16,317,088	£16,332,525	£16,290,732	£16,186,249	£15,559,351	£15,211,073
60% LAR : 40% CIR	30%	£17,216,031	£14,322,867	£14,338,269	£14,296,582	£14,192,363	£13,567,047	£13,219,649
60% LAR : 40% CIR	35%	£15,038,587	£12,324,171	£12,339,542	£12,297,948	£12,193,962	£11,570,046	£11,223,426
60% LAR : 40% CIR	40%	£12,856,693	£10,321,043	£10,336,389	£10,294,876	£10,191,093	£9,568,394	£9,222,450
60% LAR : 40% CIR	45%	£10,670,397	£8,313,531	£8,328,855	£8,287,412	£8,183,802	£7,562,141	£7,216,773
60% LAR : 40% CIR	50%	£8,479,744	£6,301,679	£6,316,988	£6,275,602	£6,172,135	£5,551,333	£5,206,444

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£33,015,979	£29,050,723	£29,066,409	£29,023,901	£28,917,628	£28,279,991	£27,925,748
60% LAR : 40% CIR	5%	£30,866,195	£27,079,574	£27,095,200	£27,052,860	£26,947,009	£26,311,902	£25,959,065
60% LAR : 40% CIR	10%	£28,711,686	£25,103,718	£25,119,290	£25,077,105	£24,971,643	£24,338,873	£23,987,335
60% LAR : 40% CIR	15%	£26,552,497	£23,123,202	£23,138,724	£23,096,682	£22,991,579	£22,360,955	£22,010,608
60% LAR : 40% CIR	20%	£24,388,675	£21,138,072	£21,153,549	£21,111,638	£21,006,860	£20,378,193	£20,028,933
60% LAR : 40% CIR	25%	£22,220,267	£19,148,374	£19,163,811	£19,122,018	£19,017,534	£18,390,636	£18,042,359
60% LAR : 40% CIR	30%	£20,047,317	£17,154,153	£17,169,555	£17,127,868	£17,023,648	£16,398,333	£16,050,935
60% LAR : 40% CIR	35%	£17,869,872	£15,155,456	£15,170,828	£15,129,233	£15,025,248	£14,401,332	£14,054,712
60% LAR : 40% CIR	40%	£15,687,979	£13,152,329	£13,167,675	£13,126,162	£13,022,378	£12,399,680	£12,053,736
60% LAR : 40% CIR	45%	£13,501,683	£11,144,816	£11,160,141	£11,118,697	£11,015,088	£10,393,427	£10,048,059
60% LAR : 40% CIR	50%	£11,311,030	£9,132,964	£9,148,274	£9,106,888	£9,003,421	£8,382,619	£8,037,730

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats		Value Area	Zone C - RP Periphery £2,450 psf

No Units	50
Site Area	0.14 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£40,581,758	£36,542,585	£36,558,271	£36,515,762	£36,409,489	£35,771,852	£35,417,610
60% LAR : 40% CIR	5%	£38,200,836	£34,343,991	£34,359,618	£34,317,277	£34,211,426	£33,576,320	£33,223,483
60% LAR : 40% CIR	10%	£35,815,188	£32,140,693	£32,156,265	£32,114,080	£32,008,618	£31,375,849	£31,024,310
60% LAR : 40% CIR	15%	£33,424,860	£29,932,734	£29,948,256	£29,906,215	£29,801,110	£29,170,486	£28,820,140
60% LAR : 40% CIR	20%	£31,029,900	£27,720,161	£27,735,638	£27,693,727	£27,588,948	£26,960,282	£26,611,021
60% LAR : 40% CIR	25%	£28,630,352	£25,503,020	£25,518,456	£25,476,664	£25,372,181	£24,745,282	£24,397,005
60% LAR : 40% CIR	30%	£26,226,263	£23,281,356	£23,296,759	£23,255,070	£23,150,851	£22,525,536	£22,178,139
60% LAR : 40% CIR	35%	£23,817,679	£21,055,216	£21,070,588	£21,028,994	£20,925,008	£20,301,091	£19,954,471
60% LAR : 40% CIR	40%	£21,404,648	£18,824,645	£18,839,991	£18,798,478	£18,694,695	£18,071,997	£17,726,054
60% LAR : 40% CIR	45%	£18,987,212	£16,589,689	£16,605,015	£16,563,571	£16,459,961	£15,838,300	£15,492,933
60% LAR : 40% CIR	50%	£16,565,420	£14,350,395	£14,365,704	£14,324,318	£14,220,851	£13,600,050	£13,255,160

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£26,631,901	£22,592,728	£22,608,414	£22,565,905	£22,459,632	£21,821,995	£21,467,752
60% LAR : 40% CIR	5%	£24,250,979	£20,394,134	£20,409,761	£20,367,420	£20,261,569	£19,626,463	£19,273,626
60% LAR : 40% CIR	10%	£21,865,331	£18,190,836	£18,206,408	£18,164,223	£18,058,761	£17,425,991	£17,074,453
60% LAR : 40% CIR	15%	£19,475,003	£15,982,877	£15,998,399	£15,956,358	£15,851,253	£15,220,629	£14,870,283
60% LAR : 40% CIR	20%	£17,080,042	£13,770,304	£13,785,781	£13,743,870	£13,639,091	£13,010,424	£12,661,164
60% LAR : 40% CIR	25%	£14,680,494	£11,553,163	£11,568,599	£11,526,807	£11,422,323	£10,795,424	£10,447,148
60% LAR : 40% CIR	30%	£12,276,406	£9,331,499	£9,346,901	£9,305,213	£9,200,994	£8,575,679	£8,228,282
60% LAR : 40% CIR	35%	£9,867,822	£7,105,359	£7,120,731	£7,079,136	£6,975,150	£6,351,234	£6,004,614
60% LAR : 40% CIR	40%	£7,454,791	£4,874,788	£4,890,134	£4,848,621	£4,744,838	£4,122,139	£3,776,196
60% LAR : 40% CIR	45%	£5,037,355	£2,639,832	£2,655,158	£2,613,714	£2,510,104	£1,888,443	£1,543,076
60% LAR : 40% CIR	50%	£2,615,563	£400,537	£415,847	£374,461	£270,994	-£349,807	-£694,697

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£32,412,330	£28,373,156	£28,388,842	£28,346,333	£28,240,061	£27,602,424	£27,248,181
60% LAR : 40% CIR	5%	£30,031,407	£26,174,563	£26,190,190	£26,147,849	£26,041,998	£25,406,892	£25,054,054
60% LAR : 40% CIR	10%	£27,645,759	£23,971,264	£23,986,836	£23,944,652	£23,839,189	£23,206,420	£22,854,882
60% LAR : 40% CIR	15%	£25,255,431	£21,763,306	£21,778,827	£21,736,786	£21,631,682	£21,001,058	£20,650,711
60% LAR : 40% CIR	20%	£22,860,471	£19,550,732	£19,566,210	£19,524,299	£19,419,520	£18,790,853	£18,441,593
60% LAR : 40% CIR	25%	£20,460,923	£17,333,591	£17,349,028	£17,307,235	£17,202,752	£16,575,853	£16,227,576
60% LAR : 40% CIR	30%	£18,056,835	£15,111,927	£15,127,330	£15,085,642	£14,981,422	£14,356,107	£14,008,710
60% LAR : 40% CIR	35%	£15,648,251	£12,885,788	£12,901,159	£12,859,565	£12,755,579	£12,131,662	£11,785,043
60% LAR : 40% CIR	40%	£13,235,219	£10,655,216	£10,670,563	£10,629,049	£10,525,266	£9,902,568	£9,556,625
60% LAR : 40% CIR	45%	£10,817,784	£8,420,260	£8,435,586	£8,394,142	£8,290,533	£7,668,872	£7,323,504
60% LAR : 40% CIR	50%	£8,395,991	£6,180,966	£6,196,276	£6,154,889	£6,051,422	£5,430,622	£5,085,731

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£34,807,473	£30,768,299	£30,783,985	£30,741,476	£30,635,204	£29,997,567	£29,643,324
60% LAR : 40% CIR	5%	£32,426,550	£28,569,706	£28,585,332	£28,542,992	£28,437,141	£27,802,035	£27,449,197
60% LAR : 40% CIR	10%	£30,040,902	£26,366,407	£26,381,979	£26,339,795	£26,234,332	£25,601,563	£25,250,024
60% LAR : 40% CIR	15%	£27,650,574	£24,158,449	£24,173,970	£24,131,929	£24,026,824	£23,396,200	£23,045,854
60% LAR : 40% CIR	20%	£25,255,614	£21,945,875	£21,961,352	£21,919,441	£21,814,663	£21,185,996	£20,836,736
60% LAR : 40% CIR	25%	£22,856,066	£19,728,734	£19,744,171	£19,702,378	£19,597,895	£18,970,996	£18,622,719
60% LAR : 40% CIR	30%	£20,451,978	£17,507,070	£17,522,473	£17,480,785	£17,376,565	£16,751,250	£16,403,853
60% LAR : 40% CIR	35%	£18,043,394	£15,280,931	£15,296,302	£15,254,708	£15,150,722	£14,526,805	£14,180,185
60% LAR : 40% CIR	40%	£15,630,362	£13,050,359	£13,065,705	£13,024,192	£12,920,409	£12,297,711	£11,951,768
60% LAR : 40% CIR	45%	£13,212,926	£10,815,403	£10,830,729	£10,789,285	£10,685,676	£10,064,015	£9,718,647
60% LAR : 40% CIR	50%	£10,791,134	£8,576,109	£8,591,419	£8,550,032	£8,446,565	£7,825,764	£7,480,874

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£37,638,758	£33,599,585	£33,615,271	£33,572,762	£33,466,489	£32,828,852	£32,474,610
60% LAR : 40% CIR	5%	£35,257,836	£31,400,991	£31,416,618	£31,374,277	£31,268,426	£30,633,320	£30,280,483
60% LAR : 40% CIR	10%	£32,872,188	£29,197,693	£29,213,265	£29,171,080	£29,065,618	£28,432,849	£28,081,310
60% LAR : 40% CIR	15%	£30,481,860	£26,989,734	£27,005,256	£26,963,215	£26,858,110	£26,227,486	£25,877,140
60% LAR : 40% CIR	20%	£28,086,900	£24,777,161	£24,792,638	£24,750,727	£24,645,948	£24,017,282	£23,668,021
60% LAR : 40% CIR	25%	£25,687,352	£22,560,020	£22,575,456	£22,533,664	£22,429,181	£21,802,282	£21,454,005
60% LAR : 40% CIR	30%	£23,283,263	£20,338,356	£20,353,759	£20,312,070	£20,207,851	£19,582,536	£19,235,139
60% LAR : 40% CIR	35%	£20,874,679	£18,112,216	£18,127,588	£18,085,994	£17,982,008	£17,358,091	£17,011,471
60% LAR : 40% CIR	40%	£18,461,648	£15,881,645	£15,896,991	£15,855,478	£15,751,695	£15,128,997	£14,783,054
60% LAR : 40% CIR	45%	£16,044,212	£13,646,689	£13,662,015	£13,620,571	£13,516,961	£12,895,300	£12,549,933
60% LAR : 40% CIR	50%	£13,622,420	£11,407,395	£11,422,704	£11,381,318	£11,277,851	£10,657,050	£10,312,160

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats	Value Area	Zone C - £1,050 psf

No Units	60
Site Area	0.14 Ha

Sales value inflation	Growth
Build cost inflation	Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,163,699	£5,946,807	£5,915,982	£5,864,192	£5,734,719	£4,946,733	£4,508,570
60% LAR : 40% CIR	5%	£9,228,947	£5,198,608	£5,167,433	£5,115,062	£4,984,135	£4,198,571	£3,762,148
60% LAR : 40% CIR	10%	£8,288,437	£4,440,664	£4,409,598	£4,357,420	£4,226,974	£3,444,302	£3,009,484
60% LAR : 40% CIR	15%	£7,342,226	£3,676,971	£3,646,005	£3,594,004	£3,464,000	£2,683,982	£2,250,639
60% LAR : 40% CIR	20%	£6,390,371	£2,907,587	£2,876,710	£2,824,871	£2,695,270	£1,917,673	£1,485,673
60% LAR : 40% CIR	25%	£5,432,927	£2,132,570	£2,101,772	£2,050,078	£1,920,843	£1,145,433	£714,649
60% LAR : 40% CIR	30%	£4,469,951	£1,351,973	£1,321,245	£1,269,682	£1,140,774	£367,322	-£64,603
60% LAR : 40% CIR	35%	£3,500,758	£565,856	£535,188	£483,741	£355,120	-£435,293	-£883,954
60% LAR : 40% CIR	40%	£2,516,888	-£235,548	-£267,588	-£321,322	-£455,658	-£1,261,670	-£1,709,454
60% LAR : 40% CIR	45%	£1,527,573	-£1,069,580	-£1,101,576	-£1,155,221	-£1,289,333	-£2,094,002	-£2,541,040
60% LAR : 40% CIR	50%	£532,869	-£1,909,212	-£1,941,175	-£1,994,746	-£2,128,672	-£2,932,229	-£3,378,649

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,622,042	-£7,838,934	-£7,869,759	-£7,921,549	-£8,051,022	-£8,839,008	-£9,277,171
60% LAR : 40% CIR	5%	-£4,556,795	-£8,587,133	-£8,618,308	-£8,670,679	-£8,801,606	-£9,587,170	-£10,023,593
60% LAR : 40% CIR	10%	-£5,497,304	-£9,345,077	-£9,376,143	-£9,428,322	-£9,558,767	-£10,341,439	-£10,776,257
60% LAR : 40% CIR	15%	-£6,443,515	-£10,108,770	-£10,139,736	-£10,191,738	-£10,321,741	-£11,101,759	-£11,535,103
60% LAR : 40% CIR	20%	-£7,395,370	-£10,878,154	-£10,909,031	-£10,960,870	-£11,090,471	-£11,868,069	-£12,300,068
60% LAR : 40% CIR	25%	-£8,352,814	-£11,653,171	-£11,683,969	-£11,735,663	-£11,864,898	-£12,640,308	-£13,071,092
60% LAR : 40% CIR	30%	-£9,315,790	-£12,433,768	-£12,464,496	-£12,516,059	-£12,644,967	-£13,418,419	-£13,850,345
60% LAR : 40% CIR	35%	-£10,284,984	-£13,219,886	-£13,250,553	-£13,302,001	-£13,430,621	-£14,221,035	-£14,669,696
60% LAR : 40% CIR	40%	-£11,268,853	-£14,021,289	-£14,053,329	-£14,107,063	-£14,241,399	-£15,047,411	-£15,495,195
60% LAR : 40% CIR	45%	-£12,258,168	-£14,855,321	-£14,887,317	-£14,940,962	-£15,075,074	-£15,879,743	-£16,326,781
60% LAR : 40% CIR	50%	-£13,252,872	-£15,694,953	-£15,726,917	-£15,780,488	-£15,914,413	-£16,717,970	-£17,164,390

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,090,382	-£2,126,511	-£2,157,336	-£2,209,126	-£2,338,598	-£3,126,585	-£3,564,747
60% LAR : 40% CIR	5%	£1,155,629	-£2,874,710	-£2,905,885	-£2,958,256	-£3,089,183	-£3,874,746	-£4,311,169
60% LAR : 40% CIR	10%	£215,119	-£3,632,654	-£3,663,720	-£3,715,898	-£3,846,344	-£4,629,016	-£5,063,834
60% LAR : 40% CIR	15%	-£731,091	-£4,396,346	-£4,427,313	-£4,479,314	-£4,609,317	-£5,389,335	-£5,822,679
60% LAR : 40% CIR	20%	-£1,682,946	-£5,165,730	-£5,196,608	-£5,248,447	-£5,378,047	-£6,155,645	-£6,587,644
60% LAR : 40% CIR	25%	-£2,640,390	-£5,940,748	-£5,971,546	-£6,023,239	-£6,152,475	-£6,927,885	-£7,358,669
60% LAR : 40% CIR	30%	-£3,603,367	-£6,721,344	-£6,752,072	-£6,803,636	-£6,932,544	-£7,705,996	-£8,137,921
60% LAR : 40% CIR	35%	-£4,572,560	-£7,507,462	-£7,538,129	-£7,589,577	-£7,718,197	-£8,508,611	-£8,957,272
60% LAR : 40% CIR	40%	-£5,556,430	-£8,308,866	-£8,340,905	-£8,394,640	-£8,528,975	-£9,334,987	-£9,782,772
60% LAR : 40% CIR	45%	-£6,545,745	-£9,142,898	-£9,174,894	-£9,228,538	-£9,362,651	-£10,167,320	-£10,614,357
60% LAR : 40% CIR	50%	-£7,540,449	-£9,982,530	-£10,014,493	-£10,068,064	-£10,201,990	-£11,005,547	-£11,451,966

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,457,346	£240,454	£209,629	£157,839	£28,366	-£759,620	-£1,197,783
60% LAR : 40% CIR	5%	£3,522,594	-£507,745	-£538,920	-£591,291	-£722,218	-£1,507,782	-£1,944,205
60% LAR : 40% CIR	10%	£2,582,084	-£1,265,689	-£1,296,755	-£1,348,933	-£1,479,379	-£2,262,051	-£2,696,869
60% LAR : 40% CIR	15%	£1,635,873	-£2,029,382	-£2,060,348	-£2,112,349	-£2,242,353	-£3,022,371	-£3,455,714
60% LAR : 40% CIR	20%	£684,018	-£2,798,766	-£2,829,643	-£2,881,482	-£3,011,083	-£3,788,680	-£4,220,680
60% LAR : 40% CIR	25%	-£273,426	-£3,573,783	-£3,604,581	-£3,656,275	-£3,785,510	-£4,560,920	-£4,991,704
60% LAR : 40% CIR	30%	-£1,236,402	-£4,354,380	-£4,385,107	-£4,436,671	-£4,565,579	-£5,339,031	-£5,770,956
60% LAR : 40% CIR	35%	-£2,205,595	-£5,140,497	-£5,171,164	-£5,222,612	-£5,351,233	-£6,141,646	-£6,590,307
60% LAR : 40% CIR	40%	-£3,189,465	-£5,941,901	-£5,973,940	-£6,027,675	-£6,162,011	-£6,968,022	-£7,415,807
60% LAR : 40% CIR	45%	-£4,178,780	-£6,775,933	-£6,807,929	-£6,861,574	-£6,995,686	-£7,800,355	-£8,247,393
60% LAR : 40% CIR	50%	-£5,173,484	-£7,615,565	-£7,647,528	-£7,701,099	-£7,835,025	-£8,638,582	-£9,085,002

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,255,323	£3,038,430	£3,007,606	£2,955,816	£2,826,343	£2,038,356	£1,600,194
60% LAR : 40% CIR	5%	£6,320,570	£2,290,232	£2,259,056	£2,206,685	£2,075,759	£1,290,195	£853,772
60% LAR : 40% CIR	10%	£5,380,060	£1,532,287	£1,501,221	£1,449,043	£1,318,597	£535,925	£101,107
60% LAR : 40% CIR	15%	£4,433,850	£768,595	£737,628	£685,627	£555,624	-£224,394	-£657,738
60% LAR : 40% CIR	20%	£3,481,995	-£789	-£31,666	-£83,506	-£213,106	-£990,704	-£1,422,703
60% LAR : 40% CIR	25%	£2,524,551	-£775,807	-£806,605	-£858,298	-£987,533	-£1,762,944	-£2,193,728
60% LAR : 40% CIR	30%	£1,561,575	-£1,556,403	-£1,587,131	-£1,638,695	-£1,767,603	-£2,541,055	-£2,972,980
60% LAR : 40% CIR	35%	£592,381	-£2,342,521	-£2,373,188	-£2,424,636	-£2,553,256	-£3,343,670	-£3,792,331
60% LAR : 40% CIR	40%	-£391,489	-£3,143,925	-£3,175,964	-£3,229,699	-£3,364,034	-£4,170,046	-£4,617,830
60% LAR : 40% CIR	45%	-£1,380,804	-£3,977,957	-£4,009,953	-£4,063,597	-£4,197,710	-£5,002,378	-£5,449,416
60% LAR : 40% CIR	50%	-£2,375,508	-£4,817,589	-£4,849,552	-£4,903,123	-£5,037,048	-£5,840,605	-£6,287,025

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats	
No Units	**60**
Site Area	**0.14 Ha**

Value Area	**Zone C - £1,150 psf**	
Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£12,990,476	£8,728,382	£8,697,557	£8,645,768	£8,516,294	£7,739,455	£7,307,877
60% LAR : 40% CIR	5%	£11,914,384	£7,843,754	£7,813,046	£7,761,463	£7,632,503	£6,858,746	£6,428,882
60% LAR : 40% CIR	10%	£10,832,535	£6,953,409	£6,922,809	£6,871,415	£6,742,931	£5,972,021	£5,543,604
60% LAR : 40% CIR	15%	£9,744,985	£6,057,402	£6,026,900	£5,975,681	£5,847,632	£5,077,318	£4,643,974
60% LAR : 40% CIR	20%	£8,651,791	£5,155,790	£5,125,377	£5,074,315	£4,946,664	£4,170,224	£3,738,225
60% LAR : 40% CIR	25%	£7,553,009	£4,244,336	£4,213,538	£4,161,844	£4,032,609	£3,257,199	£2,826,416
60% LAR : 40% CIR	30%	£6,448,694	£3,322,956	£3,292,228	£3,240,665	£3,111,756	£2,338,303	£1,908,608
60% LAR : 40% CIR	35%	£5,338,903	£2,396,054	£2,365,386	£2,313,938	£2,185,318	£1,413,597	£984,863
60% LAR : 40% CIR	40%	£4,223,692	£1,463,686	£1,433,070	£1,381,723	£1,253,354	£483,139	£55,241
60% LAR : 40% CIR	45%	£3,101,367	£525,912	£495,337	£444,075	£315,919	-£473,398	-£920,436
60% LAR : 40% CIR	50%	£1,963,591	-£435,936	-£467,899	-£521,470	-£655,395	-£1,458,952	-£1,905,372

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£795,265	-£5,057,359	-£5,088,184	-£5,139,973	-£5,269,447	-£6,046,286	-£6,477,864
60% LAR : 40% CIR	5%	-£1,871,357	-£5,941,987	-£5,972,695	-£6,024,278	-£6,153,238	-£6,926,995	-£7,356,859
60% LAR : 40% CIR	10%	-£2,953,206	-£6,832,332	-£6,862,932	-£6,914,326	-£7,042,810	-£7,813,721	-£8,242,137
60% LAR : 40% CIR	15%	-£4,040,756	-£7,728,339	-£7,758,841	-£7,810,061	-£7,938,109	-£8,708,423	-£9,141,767
60% LAR : 40% CIR	20%	-£5,133,950	-£8,629,951	-£8,660,364	-£8,711,426	-£8,839,077	-£9,615,517	-£10,047,517
60% LAR : 40% CIR	25%	-£6,232,732	-£9,541,405	-£9,572,203	-£9,623,897	-£9,753,132	-£10,528,542	-£10,959,325
60% LAR : 40% CIR	30%	-£7,337,047	-£10,462,785	-£10,493,513	-£10,545,077	-£10,673,986	-£11,447,438	-£11,877,133
60% LAR : 40% CIR	35%	-£8,446,838	-£11,389,687	-£11,420,355	-£11,471,803	-£11,600,424	-£12,372,144	-£12,800,878
60% LAR : 40% CIR	40%	-£9,562,049	-£12,322,055	-£12,352,671	-£12,404,018	-£12,532,388	-£13,302,602	-£13,730,500
60% LAR : 40% CIR	45%	-£10,684,374	-£13,259,829	-£13,290,404	-£13,341,667	-£13,469,822	-£14,259,139	-£14,706,178
60% LAR : 40% CIR	50%	-£11,822,150	-£14,221,677	-£14,253,640	-£14,307,211	-£14,441,137	-£15,244,694	-£15,691,113

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,917,158	£655,064	£624,239	£572,450	£442,976	-£333,862	-£765,440
60% LAR : 40% CIR	5%	£3,841,066	-£229,564	-£260,271	-£311,855	-£440,814	-£1,214,572	-£1,644,436
60% LAR : 40% CIR	10%	£2,759,217	-£1,119,909	-£1,150,509	-£1,201,903	-£1,330,387	-£2,101,297	-£2,529,714
60% LAR : 40% CIR	15%	£1,671,668	-£2,015,915	-£2,046,417	-£2,097,637	-£2,225,686	-£2,996,000	-£3,429,344
60% LAR : 40% CIR	20%	£578,474	-£2,917,527	-£2,947,941	-£2,999,002	-£3,126,654	-£3,903,094	-£4,335,093
60% LAR : 40% CIR	25%	-£520,308	-£3,828,982	-£3,859,780	-£3,911,473	-£4,040,709	-£4,816,119	-£5,246,902
60% LAR : 40% CIR	30%	-£1,624,624	-£4,750,362	-£4,781,089	-£4,832,653	-£4,961,562	-£5,735,014	-£6,164,710
60% LAR : 40% CIR	35%	-£2,734,415	-£5,677,264	-£5,707,932	-£5,759,380	-£5,888,000	-£6,659,721	-£7,088,455
60% LAR : 40% CIR	40%	-£3,849,625	-£6,609,631	-£6,640,248	-£6,691,595	-£6,819,964	-£7,590,179	-£8,018,076
60% LAR : 40% CIR	45%	-£4,971,951	-£7,547,406	-£7,577,981	-£7,629,243	-£7,757,399	-£8,546,715	-£8,993,754
60% LAR : 40% CIR	50%	-£6,109,726	-£8,509,253	-£8,541,216	-£8,594,787	-£8,728,713	-£9,532,270	-£9,978,690

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,284,123	£3,022,029	£2,991,204	£2,939,415	£2,809,941	£2,033,102	£1,601,524
60% LAR : 40% CIR	5%	£6,208,031	£2,137,401	£2,106,693	£2,055,110	£1,926,150	£1,152,393	£722,529
60% LAR : 40% CIR	10%	£5,126,182	£1,247,056	£1,216,456	£1,165,062	£1,036,578	£265,668	-£162,749
60% LAR : 40% CIR	15%	£4,038,632	£351,049	£320,547	£269,328	£141,279	-£629,035	-£1,062,379
60% LAR : 40% CIR	20%	£2,945,438	-£550,563	-£580,976	-£632,037	-£759,689	-£1,536,129	-£1,968,128
60% LAR : 40% CIR	25%	£1,846,656	-£1,462,017	-£1,492,815	-£1,544,509	-£1,673,744	-£2,449,154	-£2,879,937
60% LAR : 40% CIR	30%	£742,341	-£2,383,397	-£2,414,125	-£2,465,688	-£2,594,597	-£3,368,049	-£3,797,745
60% LAR : 40% CIR	35%	-£367,450	-£3,310,299	-£3,340,967	-£3,392,415	-£3,521,035	-£4,292,756	-£4,721,490
60% LAR : 40% CIR	40%	-£1,482,661	-£4,242,667	-£4,273,283	-£4,324,630	-£4,452,999	-£5,223,214	-£5,651,111
60% LAR : 40% CIR	45%	-£2,604,986	-£5,180,441	-£5,211,016	-£5,262,278	-£5,390,434	-£6,179,751	-£6,626,789
60% LAR : 40% CIR	50%	-£3,742,762	-£6,142,289	-£6,174,252	-£6,227,823	-£6,361,748	-£7,165,305	-£7,611,725

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,082,099	£5,820,005	£5,789,180	£5,737,391	£5,607,918	£4,831,079	£4,399,501
60% LAR : 40% CIR	5%	£9,006,007	£4,935,377	£4,904,670	£4,853,086	£4,724,127	£3,950,370	£3,520,505
60% LAR : 40% CIR	10%	£7,924,158	£4,045,032	£4,014,432	£3,963,039	£3,834,554	£3,063,644	£2,635,227
60% LAR : 40% CIR	15%	£6,836,609	£3,149,026	£3,118,524	£3,067,304	£2,939,255	£2,168,941	£1,735,598
60% LAR : 40% CIR	20%	£5,743,415	£2,247,414	£2,217,000	£2,165,939	£2,038,287	£1,261,847	£829,848
60% LAR : 40% CIR	25%	£4,644,633	£1,335,959	£1,305,161	£1,253,468	£1,124,233	£348,822	-£81,961
60% LAR : 40% CIR	30%	£3,540,317	£414,580	£383,852	£332,288	£203,379	-£570,073	-£999,769
60% LAR : 40% CIR	35%	£2,430,526	-£512,323	-£542,991	-£594,438	-£723,059	-£1,494,780	-£1,923,514
60% LAR : 40% CIR	40%	£1,315,316	-£1,444,690	-£1,475,307	-£1,526,654	-£1,655,023	-£2,425,238	-£2,853,135
60% LAR : 40% CIR	45%	£192,991	-£2,382,464	-£2,413,040	-£2,464,302	-£2,592,458	-£3,381,774	-£3,828,813
60% LAR : 40% CIR	50%	-£944,785	-£3,344,312	-£3,376,275	-£3,429,846	-£3,563,772	-£4,367,329	-£4,813,749

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		**Value Area**	**Zone C - £1,350 psf**

No Units	**60**
Site Area	**0.14 Ha**

Sales value inflation	**Growth**
Build cost inflation	**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£18,644,027	£14,291,532	£14,260,707	£14,208,919	£14,079,445	£13,302,606	£12,871,028
60% LAR : 40% CIR	5%	£17,285,258	£13,128,747	£13,098,040	£13,046,456	£12,917,497	£12,143,740	£11,713,875
60% LAR : 40% CIR	10%	£15,920,732	£11,960,244	£11,929,645	£11,878,251	£11,749,766	£10,978,857	£10,550,574
60% LAR : 40% CIR	15%	£14,550,505	£10,786,080	£10,755,578	£10,704,358	£10,576,310	£9,808,014	£9,381,184
60% LAR : 40% CIR	20%	£13,174,633	£9,606,310	£9,575,896	£9,524,836	£9,397,184	£8,631,273	£8,205,766
60% LAR : 40% CIR	25%	£11,793,173	£8,420,990	£8,390,655	£8,339,738	£8,212,446	£7,448,688	£7,024,380
60% LAR : 40% CIR	30%	£10,406,181	£7,230,176	£7,199,911	£7,149,122	£7,022,150	£6,260,323	£5,837,085
60% LAR : 40% CIR	35%	£9,013,712	£6,033,925	£6,003,718	£5,953,043	£5,826,355	£5,066,233	£4,643,943
60% LAR : 40% CIR	40%	£7,615,823	£4,832,290	£4,802,133	£4,751,557	£4,625,117	£3,861,965	£3,434,068
60% LAR : 40% CIR	45%	£6,212,570	£3,623,170	£3,592,594	£3,541,332	£3,413,177	£2,644,245	£2,217,061
60% LAR : 40% CIR	50%	£4,804,010	£2,398,474	£2,367,931	£2,316,740	£2,188,761	£1,420,893	£994,299

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,858,286	£505,791	£474,966	£423,177	£293,704	-£483,135	-£914,713
60% LAR : 40% CIR	5%	£3,499,517	-£656,994	-£687,702	-£739,285	-£868,244	-£1,642,002	-£2,071,866
60% LAR : 40% CIR	10%	£2,134,991	-£1,825,497	-£1,856,096	-£1,907,490	-£2,035,975	-£2,806,884	-£3,235,168
60% LAR : 40% CIR	15%	£764,763	-£2,999,661	-£3,030,163	-£3,081,383	-£3,209,432	-£3,977,727	-£4,404,558
60% LAR : 40% CIR	20%	-£611,108	-£4,179,431	-£4,209,845	-£4,260,905	-£4,388,557	-£5,154,468	-£5,579,976
60% LAR : 40% CIR	25%	-£1,992,568	-£5,364,751	-£5,395,086	-£5,446,003	-£5,573,295	-£6,337,053	-£6,761,361
60% LAR : 40% CIR	30%	-£3,379,560	-£6,555,565	-£6,585,830	-£6,636,619	-£6,763,591	-£7,525,419	-£7,948,656
60% LAR : 40% CIR	35%	-£4,772,030	-£7,751,817	-£7,782,023	-£7,832,698	-£7,959,386	-£8,719,508	-£9,141,799
60% LAR : 40% CIR	40%	-£6,169,918	-£8,953,451	-£8,983,608	-£9,034,184	-£9,160,624	-£9,923,776	-£10,351,673
60% LAR : 40% CIR	45%	-£7,573,171	-£10,162,571	-£10,193,147	-£10,244,409	-£10,372,564	-£11,141,496	-£11,568,681
60% LAR : 40% CIR	50%	-£8,981,731	-£11,387,267	-£11,417,810	-£11,469,001	-£11,596,980	-£12,364,848	-£12,791,442

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,570,710	£6,218,215	£6,187,390	£6,135,601	£6,006,127	£5,229,288	£4,797,710
60% LAR : 40% CIR	5%	£9,211,941	£5,055,430	£5,024,722	£4,973,139	£4,844,179	£4,070,422	£3,640,557
60% LAR : 40% CIR	10%	£7,847,415	£3,886,926	£3,856,327	£3,804,933	£3,676,448	£2,905,539	£2,477,256
60% LAR : 40% CIR	15%	£6,477,187	£2,712,762	£2,682,260	£2,631,041	£2,502,992	£1,734,697	£1,307,866
60% LAR : 40% CIR	20%	£5,101,316	£1,532,992	£1,502,579	£1,451,518	£1,323,867	£557,955	£132,448
60% LAR : 40% CIR	25%	£3,719,855	£347,673	£317,338	£266,420	£139,128	-£624,629	-£1,048,938
60% LAR : 40% CIR	30%	£2,332,863	-£843,142	-£873,407	-£924,196	-£1,051,167	-£1,812,995	-£2,236,233
60% LAR : 40% CIR	35%	£940,394	-£2,039,393	-£2,069,600	-£2,120,275	-£2,246,962	-£3,007,085	-£3,429,375
60% LAR : 40% CIR	40%	-£457,495	-£3,241,028	-£3,271,185	-£3,321,761	-£3,448,201	-£4,211,353	-£4,639,250
60% LAR : 40% CIR	45%	-£1,860,748	-£4,450,148	-£4,480,724	-£4,531,985	-£4,660,141	-£5,429,073	-£5,856,257
60% LAR : 40% CIR	50%	-£3,269,308	-£5,674,844	-£5,705,387	-£5,756,578	-£5,884,556	-£6,652,425	-£7,079,018

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,937,674	£8,585,179	£8,554,355	£8,502,566	£8,373,092	£7,596,253	£7,164,675
60% LAR : 40% CIR	5%	£11,578,905	£7,422,394	£7,391,687	£7,340,103	£7,211,144	£6,437,387	£6,007,522
60% LAR : 40% CIR	10%	£10,214,379	£6,253,891	£6,223,292	£6,171,898	£6,043,413	£5,272,504	£4,844,221
60% LAR : 40% CIR	15%	£8,844,152	£5,079,727	£5,049,225	£4,998,005	£4,869,957	£4,101,661	£3,674,831
60% LAR : 40% CIR	20%	£7,468,281	£3,899,957	£3,869,543	£3,818,483	£3,690,831	£2,924,920	£2,499,413
60% LAR : 40% CIR	25%	£6,086,820	£2,714,637	£2,684,302	£2,633,385	£2,506,093	£1,742,335	£1,318,027
60% LAR : 40% CIR	30%	£4,699,828	£1,523,823	£1,493,558	£1,442,769	£1,315,797	£553,970	£130,732
60% LAR : 40% CIR	35%	£3,307,359	£327,572	£297,365	£246,690	£120,003	-£640,120	-£1,062,410
60% LAR : 40% CIR	40%	£1,909,470	-£874,063	-£904,220	-£954,796	-£1,081,236	-£1,844,388	-£2,272,285
60% LAR : 40% CIR	45%	£506,217	-£2,083,183	-£2,113,759	-£2,165,021	-£2,293,176	-£3,062,108	-£3,489,292
60% LAR : 40% CIR	50%	-£902,343	-£3,307,879	-£3,338,422	-£3,389,613	-£3,517,592	-£4,285,460	-£4,712,054

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,735,651	£11,383,156	£11,352,331	£11,300,542	£11,171,068	£10,394,229	£9,962,651
60% LAR : 40% CIR	5%	£14,376,882	£10,220,371	£10,189,663	£10,138,080	£10,009,120	£9,235,363	£8,805,499
60% LAR : 40% CIR	10%	£13,012,356	£9,051,867	£9,021,268	£8,969,875	£8,841,389	£8,070,480	£7,642,197
60% LAR : 40% CIR	15%	£11,642,128	£7,877,704	£7,847,202	£7,795,982	£7,667,933	£6,899,638	£6,472,807
60% LAR : 40% CIR	20%	£10,266,257	£6,697,933	£6,667,520	£6,616,460	£6,488,808	£5,722,896	£5,297,389
60% LAR : 40% CIR	25%	£8,884,797	£5,512,614	£5,482,279	£5,431,362	£5,304,069	£4,540,312	£4,116,003
60% LAR : 40% CIR	30%	£7,497,804	£4,321,800	£4,291,534	£4,240,745	£4,113,774	£3,351,946	£2,928,708
60% LAR : 40% CIR	35%	£6,105,335	£3,125,548	£3,095,342	£3,044,666	£2,917,979	£2,157,857	£1,735,566
60% LAR : 40% CIR	40%	£4,707,447	£1,923,913	£1,893,756	£1,843,180	£1,716,740	£953,589	£525,691
60% LAR : 40% CIR	45%	£3,304,194	£714,793	£684,217	£632,956	£504,800	-£264,132	-£691,316
60% LAR : 40% CIR	50%	£1,895,633	-£509,902	-£540,445	-£591,637	-£719,615	-£1,487,484	-£1,914,077

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		Value Area	Zone C - £1,500 psf

No Units	60
Site Area	0.14 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
		£22,884,191	£18,463,896	£18,433,071	£18,381,281	£18,251,808	£17,474,968	£17,043,391
60% LAR : 40% CIR	5%	£21,313,414	£17,092,491	£17,061,785	£17,010,200	£16,881,241	£16,107,485	£15,677,619
60% LAR : 40% CIR	10%	£19,736,879	£15,715,371	£15,684,772	£15,633,377	£15,504,893	£14,733,983	£14,305,699
60% LAR : 40% CIR	15%	£18,154,644	£14,332,589	£14,302,087	£14,250,867	£14,122,818	£13,354,523	£12,927,692
60% LAR : 40% CIR	20%	£16,566,764	£12,944,200	£12,913,787	£12,862,726	£12,735,074	£11,969,162	£11,543,656
60% LAR : 40% CIR	25%	£14,973,296	£11,550,263	£11,519,927	£11,469,010	£11,341,718	£10,577,961	£10,153,652
60% LAR : 40% CIR	30%	£13,374,295	£10,150,830	£10,120,565	£10,069,776	£9,942,804	£9,180,977	£8,757,739
60% LAR : 40% CIR	35%	£11,769,818	£8,745,960	£8,715,754	£8,665,079	£8,538,391	£7,778,269	£7,355,978
60% LAR : 40% CIR	40%	£10,159,921	£7,335,707	£7,305,550	£7,254,974	£7,128,534	£6,369,895	£5,948,428
60% LAR : 40% CIR	45%	£8,544,661	£5,920,127	£5,890,011	£5,839,520	£5,713,290	£4,955,915	£4,535,150
60% LAR : 40% CIR	50%	£6,924,092	£4,499,276	£4,469,192	£4,418,770	£4,292,715	£3,532,659	£3,106,065

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, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
	0%	£9,098,450	£4,678,155	£4,647,330	£4,595,540	£4,466,067	£3,689,227	£3,257,650
60% LAR : 40% CIR	5%	£7,527,673	£3,306,750	£3,276,044	£3,224,459	£3,095,500	£2,321,743	£1,891,878
60% LAR : 40% CIR	10%	£5,951,138	£1,929,630	£1,899,031	£1,847,636	£1,719,151	£948,241	£519,958
60% LAR : 40% CIR	15%	£4,368,903	£546,848	£516,346	£465,126	£337,077	-£431,218	-£858,049
60% LAR : 40% CIR	20%	£2,781,023	-£841,541	-£871,955	-£923,015	-£1,050,667	-£1,816,579	-£2,242,085
60% LAR : 40% CIR	25%	£1,187,555	-£2,235,479	-£2,265,814	-£2,316,731	-£2,444,023	-£3,207,781	-£3,632,089
60% LAR : 40% CIR	30%	-£411,446	-£3,634,911	-£3,665,176	-£3,715,966	-£3,842,937	-£4,604,765	-£5,028,002
60% LAR : 40% CIR	35%	-£2,015,923	-£5,039,781	-£5,069,987	-£5,120,663	-£5,247,350	-£6,007,472	-£6,429,763
60% LAR : 40% CIR	40%	-£3,625,820	-£6,450,034	-£6,480,191	-£6,530,767	-£6,657,207	-£7,415,846	-£7,837,313
60% LAR : 40% CIR	45%	-£5,241,081	-£7,865,615	-£7,895,730	-£7,946,221	-£8,072,451	-£8,829,826	-£9,250,591
60% LAR : 40% CIR	50%	-£6,861,649	-£9,286,465	-£9,316,549	-£9,366,971	-£9,493,026	-£10,253,082	-£10,679,676

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
	0%	£14,810,874	£10,390,578	£10,359,753	£10,307,963	£10,178,490	£9,401,651	£8,970,074
60% LAR : 40% CIR	5%	£13,240,096	£9,019,174	£8,988,467	£8,936,883	£8,807,923	£8,034,167	£7,604,301
60% LAR : 40% CIR	10%	£11,663,561	£7,642,053	£7,611,454	£7,560,059	£7,431,575	£6,660,665	£6,232,382
60% LAR : 40% CIR	15%	£10,081,326	£6,259,271	£6,228,769	£6,177,549	£6,049,500	£5,281,205	£4,854,375
60% LAR : 40% CIR	20%	£8,493,446	£4,870,882	£4,840,469	£4,789,409	£4,661,756	£3,895,844	£3,470,338
60% LAR : 40% CIR	25%	£6,899,978	£3,476,945	£3,446,610	£3,395,693	£3,268,400	£2,504,643	£2,080,334
60% LAR : 40% CIR	30%	£5,300,978	£2,077,512	£2,047,247	£1,996,458	£1,869,487	£1,107,659	£684,421
60% LAR : 40% CIR	35%	£3,696,501	£672,643	£642,436	£591,761	£465,074	-£295,049	-£717,339
60% LAR : 40% CIR	40%	£2,086,604	-£737,610	-£767,767	-£818,343	-£944,783	-£1,703,422	-£2,124,889
60% LAR : 40% CIR	45%	£471,343	-£2,153,191	-£2,183,306	-£2,233,798	-£2,360,028	-£3,117,403	-£3,538,167
60% LAR : 40% CIR	50%	-£1,149,226	-£3,574,041	-£3,604,126	-£3,654,548	-£3,780,602	-£4,540,659	-£4,967,252

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
	0%	£17,177,838	£12,757,543	£12,726,718	£12,674,928	£12,545,455	£11,768,615	£11,337,038
60% LAR : 40% CIR	5%	£15,607,061	£11,386,138	£11,355,432	£11,303,847	£11,174,888	£10,401,132	£9,971,266
60% LAR : 40% CIR	10%	£14,030,526	£10,009,018	£9,978,419	£9,927,024	£9,798,540	£9,027,630	£8,599,346
60% LAR : 40% CIR	15%	£12,448,291	£8,626,236	£8,595,734	£8,544,514	£8,416,465	£7,648,170	£7,221,339
60% LAR : 40% CIR	20%	£10,860,411	£7,237,847	£7,207,434	£7,156,373	£7,028,721	£6,262,809	£5,837,303
60% LAR : 40% CIR	25%	£9,266,943	£5,843,910	£5,813,574	£5,762,657	£5,635,365	£4,871,608	£4,447,299
60% LAR : 40% CIR	30%	£7,667,942	£4,444,477	£4,414,212	£4,363,423	£4,236,451	£3,474,624	£3,051,386
60% LAR : 40% CIR	35%	£6,063,466	£3,039,607	£3,009,401	£2,958,726	£2,832,038	£2,071,916	£1,649,625
60% LAR : 40% CIR	40%	£4,453,568	£1,629,354	£1,599,197	£1,548,621	£1,422,181	£663,542	£242,075
60% LAR : 40% CIR	45%	£2,838,308	£213,774	£183,659	£133,167	£6,937	-£750,438	-£1,171,202
60% LAR : 40% CIR	50%	£1,217,739	-£1,207,077	-£1,237,161	-£1,287,583	-£1,413,638	-£2,173,694	-£2,600,288

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
	0%	£19,975,815	£15,555,519	£15,524,694	£15,472,904	£15,343,432	£14,566,592	£14,135,015
60% LAR : 40% CIR	5%	£18,405,037	£14,184,115	£14,153,408	£14,101,824	£13,972,864	£13,199,108	£12,769,243
60% LAR : 40% CIR	10%	£16,828,503	£12,806,994	£12,776,395	£12,725,000	£12,596,516	£11,825,606	£11,397,323
60% LAR : 40% CIR	15%	£15,246,267	£11,424,212	£11,393,710	£11,342,490	£11,214,442	£10,446,147	£10,019,316
60% LAR : 40% CIR	20%	£13,658,388	£10,035,824	£10,005,410	£9,954,350	£9,826,697	£9,060,786	£8,635,280
60% LAR : 40% CIR	25%	£12,064,920	£8,641,886	£8,611,551	£8,560,634	£8,433,342	£7,669,584	£7,245,276
60% LAR : 40% CIR	30%	£10,465,919	£7,242,454	£7,212,188	£7,161,399	£7,034,428	£6,272,600	£5,849,362
60% LAR : 40% CIR	35%	£8,861,442	£5,837,584	£5,807,377	£5,756,702	£5,630,015	£4,869,892	£4,447,602
60% LAR : 40% CIR	40%	£7,251,545	£4,427,331	£4,397,174	£4,346,598	£4,220,158	£3,461,519	£3,040,052
60% LAR : 40% CIR	45%	£5,636,284	£3,011,750	£2,981,635	£2,931,143	£2,804,913	£2,047,539	£1,626,774
60% LAR : 40% CIR	50%	£4,015,715	£1,590,900	£1,560,815	£1,510,394	£1,384,339	£624,282	£197,689

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		Value Area	Zone C - £1,750 psf

No Units	60
Site Area	0.14 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£29,942,539	£25,417,834	£25,387,009	£25,335,220	£25,205,746	£24,428,906	£23,997,329
60% LAR : 40% CIR	5%	£28,024,798	£23,698,733	£23,668,025	£23,616,442	£23,487,482	£22,713,725	£22,283,861
60% LAR : 40% CIR	10%	£26,097,125	£21,973,915	£21,943,316	£21,891,921	£21,763,437	£20,992,527	£20,564,245
60% LAR : 40% CIR	15%	£24,161,543	£20,243,436	£20,212,935	£20,161,715	£20,033,665	£19,265,370	£18,838,539
60% LAR : 40% CIR	20%	£22,220,316	£18,507,351	£18,476,937	£18,425,877	£18,298,224	£17,532,313	£17,106,807
60% LAR : 40% CIR	25%	£20,273,501	£16,765,716	£16,735,382	£16,684,465	£16,557,171	£15,793,415	£15,369,105
60% LAR : 40% CIR	30%	£18,321,153	£15,018,587	£14,988,321	£14,937,533	£14,810,561	£14,048,733	£13,625,496
60% LAR : 40% CIR	35%	£16,363,329	£13,266,020	£13,235,813	£13,185,138	£13,058,451	£12,298,328	£11,876,038
60% LAR : 40% CIR	40%	£14,400,085	£11,508,070	£11,477,914	£11,427,338	£11,300,897	£10,542,258	£10,120,791
60% LAR : 40% CIR	45%	£12,431,477	£9,744,794	£9,714,677	£9,664,186	£9,537,957	£8,780,581	£8,359,816
60% LAR : 40% CIR	50%	£10,457,562	£7,976,245	£7,946,160	£7,895,739	£7,769,684	£7,013,356	£6,593,173

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£16,156,798	£11,632,093	£11,601,268	£11,549,479	£11,420,005	£10,643,165	£10,211,588
60% LAR : 40% CIR	5%	£14,239,057	£9,912,992	£9,882,284	£9,830,701	£9,701,741	£8,927,984	£8,498,120
60% LAR : 40% CIR	10%	£12,311,384	£8,188,174	£8,157,575	£8,106,180	£7,977,696	£7,206,786	£6,778,504
60% LAR : 40% CIR	15%	£10,375,802	£6,457,695	£6,427,194	£6,375,974	£6,247,924	£5,479,629	£5,052,798
60% LAR : 40% CIR	20%	£8,434,575	£4,721,610	£4,691,196	£4,640,136	£4,512,483	£3,746,572	£3,321,066
60% LAR : 40% CIR	25%	£6,487,760	£2,979,975	£2,949,640	£2,898,723	£2,771,430	£2,007,674	£1,583,364
60% LAR : 40% CIR	30%	£4,535,412	£1,232,846	£1,202,580	£1,151,791	£1,024,820	£262,992	-£160,245
60% LAR : 40% CIR	35%	£2,577,588	-£519,721	-£549,928	-£600,603	-£727,290	-£1,487,413	-£1,909,703
60% LAR : 40% CIR	40%	£614,344	-£2,277,672	-£2,307,827	-£2,358,404	-£2,484,844	-£3,243,484	-£3,664,950
60% LAR : 40% CIR	45%	-£1,354,264	-£4,040,948	-£4,071,064	-£4,121,555	-£4,247,785	-£5,005,160	-£5,425,925
60% LAR : 40% CIR	50%	-£3,328,180	-£5,809,496	-£5,839,581	-£5,890,003	-£6,016,057	-£6,772,386	-£7,192,568

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,869,221	£17,344,516	£17,313,691	£17,261,902	£17,132,428	£16,355,589	£15,924,012
60% LAR : 40% CIR	5%	£19,951,481	£15,625,415	£15,594,708	£15,543,124	£15,414,165	£14,640,408	£14,210,543
60% LAR : 40% CIR	10%	£18,023,807	£13,900,597	£13,869,998	£13,818,604	£13,690,119	£12,919,209	£12,490,927
60% LAR : 40% CIR	15%	£16,088,225	£12,170,118	£12,139,617	£12,088,397	£11,960,347	£11,192,052	£10,765,222
60% LAR : 40% CIR	20%	£14,146,998	£10,434,033	£10,403,620	£10,352,559	£10,224,907	£9,458,995	£9,033,489
60% LAR : 40% CIR	25%	£12,200,183	£8,692,398	£8,662,064	£8,611,147	£8,483,854	£7,720,097	£7,295,788
60% LAR : 40% CIR	30%	£10,247,836	£6,945,269	£6,915,003	£6,864,215	£6,737,244	£5,975,416	£5,552,178
60% LAR : 40% CIR	35%	£8,290,011	£5,192,702	£5,162,496	£5,111,821	£4,985,133	£4,225,011	£3,802,720
60% LAR : 40% CIR	40%	£6,326,768	£3,434,752	£3,404,596	£3,354,020	£3,227,580	£2,468,940	£2,047,474
60% LAR : 40% CIR	45%	£4,358,159	£1,671,476	£1,641,360	£1,590,868	£1,464,639	£707,263	£286,499
60% LAR : 40% CIR	50%	£2,384,244	-£97,073	-£127,157	-£177,579	-£303,634	-£1,059,962	-£1,480,145

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£24,236,186	£19,711,481	£19,680,656	£19,628,867	£19,499,393	£18,722,553	£18,290,976
60% LAR : 40% CIR	5%	£22,318,446	£17,992,380	£17,961,672	£17,910,089	£17,781,130	£17,007,372	£16,577,508
60% LAR : 40% CIR	10%	£20,390,772	£16,267,562	£16,236,963	£16,185,568	£16,057,084	£15,286,174	£14,857,892
60% LAR : 40% CIR	15%	£18,455,190	£14,537,083	£14,506,582	£14,455,362	£14,327,312	£13,559,017	£13,132,186
60% LAR : 40% CIR	20%	£16,513,963	£12,800,998	£12,770,584	£12,719,524	£12,591,871	£11,825,960	£11,400,454
60% LAR : 40% CIR	25%	£14,567,148	£11,059,363	£11,029,029	£10,978,112	£10,850,818	£10,087,062	£9,662,752
60% LAR : 40% CIR	30%	£12,614,801	£9,312,234	£9,281,968	£9,231,180	£9,104,208	£8,342,381	£7,919,143
60% LAR : 40% CIR	35%	£10,656,976	£7,559,667	£7,529,460	£7,478,785	£7,352,098	£6,591,975	£6,169,685
60% LAR : 40% CIR	40%	£8,693,732	£5,801,717	£5,771,561	£5,720,985	£5,594,545	£4,835,905	£4,414,438
60% LAR : 40% CIR	45%	£6,725,124	£4,038,441	£4,008,324	£3,957,833	£3,831,604	£3,074,228	£2,653,463
60% LAR : 40% CIR	50%	£4,751,209	£2,269,892	£2,239,807	£2,189,386	£2,063,331	£1,307,003	£886,820

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£27,034,162	£22,509,457	£22,478,632	£22,426,843	£22,297,370	£21,520,530	£21,088,953
60% LAR : 40% CIR	5%	£25,116,422	£20,790,357	£20,759,649	£20,708,066	£20,579,106	£19,805,349	£19,375,484
60% LAR : 40% CIR	10%	£23,188,749	£19,065,539	£19,034,940	£18,983,545	£18,855,061	£18,084,150	£17,655,868
60% LAR : 40% CIR	15%	£21,253,167	£17,335,059	£17,304,558	£17,253,339	£17,125,289	£16,356,994	£15,930,163
60% LAR : 40% CIR	20%	£19,311,939	£15,598,974	£15,568,561	£15,517,501	£15,389,848	£14,623,936	£14,198,430
60% LAR : 40% CIR	25%	£17,365,125	£13,857,339	£13,827,005	£13,776,088	£13,648,795	£12,885,038	£12,460,729
60% LAR : 40% CIR	30%	£15,412,777	£12,110,211	£12,079,944	£12,029,156	£11,902,185	£11,140,357	£10,717,119
60% LAR : 40% CIR	35%	£13,454,953	£10,357,644	£10,327,437	£10,276,762	£10,150,074	£9,389,952	£8,967,662
60% LAR : 40% CIR	40%	£11,491,709	£8,599,693	£8,569,537	£8,518,961	£8,392,521	£7,633,881	£7,212,415
60% LAR : 40% CIR	45%	£9,523,100	£6,836,417	£6,806,301	£6,755,809	£6,629,580	£5,872,205	£5,451,440
60% LAR : 40% CIR	50%	£7,549,185	£5,067,868	£5,037,784	£4,987,362	£4,861,307	£4,104,979	£3,684,797

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats	
No Units	60
Site Area	0.14 Ha

Value Area	Zone C - £1,900 psf	
Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£34,156,899	£29,590,197	£29,559,372	£29,507,582	£29,378,109	£28,601,269	£28,169,692
60% LAR : 40% CIR	5%	£32,028,440	£27,662,478	£27,631,770	£27,580,187	£27,451,227	£26,677,470	£26,247,606
60% LAR : 40% CIR	10%	£29,894,312	£25,729,042	£25,698,442	£25,647,048	£25,518,564	£24,747,654	£24,319,371
60% LAR : 40% CIR	15%	£27,754,568	£23,789,944	£23,759,442	£23,708,223	£23,580,174	£22,811,879	£22,385,048
60% LAR : 40% CIR	20%	£25,609,264	£21,845,241	£21,814,828	£21,763,767	£21,636,115	£20,870,203	£20,444,697
60% LAR : 40% CIR	25%	£23,453,623	£19,894,988	£19,864,654	£19,813,737	£19,686,443	£18,922,687	£18,498,378
60% LAR : 40% CIR	30%	£21,289,268	£17,939,241	£17,908,976	£17,858,187	£17,731,215	£16,969,387	£16,546,150
60% LAR : 40% CIR	35%	£19,119,436	£15,978,056	£15,947,849	£15,897,174	£15,770,488	£15,010,364	£14,588,074
60% LAR : 40% CIR	40%	£16,944,183	£14,011,488	£13,981,331	£13,930,755	£13,804,315	£13,045,676	£12,624,209
60% LAR : 40% CIR	45%	£14,763,568	£12,039,593	£12,009,477	£11,958,985	£11,832,756	£11,075,380	£10,654,617
60% LAR : 40% CIR	50%	£12,577,644	£10,062,427	£10,032,342	£9,981,920	£9,855,866	£9,099,537	£8,679,354

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£20,371,158	£15,804,456	£15,773,631	£15,721,841	£15,592,368	£14,815,528	£14,383,951
60% LAR : 40% CIR	5%	£18,242,699	£13,876,737	£13,846,029	£13,794,446	£13,665,486	£12,891,729	£12,461,865
60% LAR : 40% CIR	10%	£16,108,570	£11,943,301	£11,912,701	£11,861,307	£11,732,823	£10,961,913	£10,533,629
60% LAR : 40% CIR	15%	£13,968,827	£10,004,203	£9,973,701	£9,922,481	£9,794,433	£9,026,137	£8,599,307
60% LAR : 40% CIR	20%	£11,823,523	£8,059,500	£8,029,086	£7,978,026	£7,850,374	£7,084,462	£6,658,956
60% LAR : 40% CIR	25%	£9,667,882	£6,109,247	£6,078,913	£6,027,996	£5,900,702	£5,136,946	£4,712,636
60% LAR : 40% CIR	30%	£7,503,527	£4,153,500	£4,123,235	£4,072,445	£3,945,474	£3,183,646	£2,760,409
60% LAR : 40% CIR	35%	£5,333,695	£2,192,315	£2,162,108	£2,111,433	£1,984,746	£1,224,623	£802,333
60% LAR : 40% CIR	40%	£3,158,442	£225,747	£195,590	£145,014	£18,574	-£740,065	-£1,161,532
60% LAR : 40% CIR	45%	£977,826	-£1,746,148	-£1,776,264	-£1,826,756	-£1,952,985	-£2,710,361	-£3,131,124
60% LAR : 40% CIR	50%	-£1,208,098	-£3,723,314	-£3,753,399	-£3,803,821	-£3,929,875	-£4,686,204	-£5,106,387

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£26,083,582	£21,516,879	£21,486,054	£21,434,264	£21,304,792	£20,527,952	£20,096,375
60% LAR : 40% CIR	5%	£23,955,123	£19,589,160	£19,558,453	£19,506,869	£19,377,910	£18,604,153	£18,174,288
60% LAR : 40% CIR	10%	£21,820,994	£17,655,724	£17,625,124	£17,573,731	£17,445,246	£16,674,336	£16,246,053
60% LAR : 40% CIR	15%	£19,681,250	£15,716,627	£15,686,125	£15,634,905	£15,506,856	£14,738,561	£14,311,730
60% LAR : 40% CIR	20%	£17,535,946	£13,771,923	£13,741,510	£13,690,450	£13,562,797	£12,796,885	£12,371,379
60% LAR : 40% CIR	25%	£15,380,305	£11,821,670	£11,791,336	£11,740,419	£11,613,126	£10,849,369	£10,425,060
60% LAR : 40% CIR	30%	£13,215,950	£9,865,923	£9,835,658	£9,784,869	£9,657,898	£8,896,070	£8,472,832
60% LAR : 40% CIR	35%	£11,046,118	£7,904,738	£7,874,532	£7,823,856	£7,697,170	£6,937,046	£6,514,756
60% LAR : 40% CIR	40%	£8,870,866	£5,938,170	£5,908,014	£5,857,438	£5,730,997	£4,972,358	£4,550,891
60% LAR : 40% CIR	45%	£6,690,250	£3,966,275	£3,936,159	£3,885,667	£3,759,438	£3,002,063	£2,581,299
60% LAR : 40% CIR	50%	£4,504,326	£1,989,109	£1,959,025	£1,908,602	£1,782,548	£1,026,219	£606,037

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£28,450,546	£23,883,844	£23,853,019	£23,801,229	£23,671,756	£22,894,917	£22,463,340
60% LAR : 40% CIR	5%	£26,322,088	£21,956,125	£21,925,417	£21,873,834	£21,744,875	£20,971,117	£20,541,253
60% LAR : 40% CIR	10%	£24,187,959	£20,022,689	£19,992,089	£19,940,695	£19,812,211	£19,041,301	£18,613,018
60% LAR : 40% CIR	15%	£22,048,215	£18,083,591	£18,053,089	£18,001,870	£17,873,821	£17,105,526	£16,678,695
60% LAR : 40% CIR	20%	£19,902,911	£16,138,888	£16,108,475	£16,057,414	£15,929,762	£15,163,850	£14,738,344
60% LAR : 40% CIR	25%	£17,747,270	£14,188,635	£14,158,301	£14,107,384	£13,980,091	£13,216,334	£12,792,025
60% LAR : 40% CIR	30%	£15,582,915	£12,232,888	£12,202,623	£12,151,834	£12,024,862	£11,263,034	£10,839,797
60% LAR : 40% CIR	35%	£13,413,083	£10,271,703	£10,241,496	£10,190,821	£10,064,135	£9,304,011	£8,881,721
60% LAR : 40% CIR	40%	£11,237,830	£8,305,135	£8,274,978	£8,224,402	£8,097,962	£7,339,323	£6,917,856
60% LAR : 40% CIR	45%	£9,057,215	£6,333,240	£6,303,124	£6,252,632	£6,126,403	£5,369,027	£4,948,264
60% LAR : 40% CIR	50%	£6,871,291	£4,356,074	£4,325,990	£4,275,567	£4,149,513	£3,393,184	£2,973,001

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£31,248,523	£26,681,821	£26,650,996	£26,599,206	£26,469,733	£25,692,893	£25,261,316
60% LAR : 40% CIR	5%	£29,120,064	£24,754,102	£24,723,394	£24,671,811	£24,542,851	£23,769,094	£23,339,229
60% LAR : 40% CIR	10%	£26,985,935	£22,820,665	£22,790,065	£22,738,672	£22,610,187	£21,839,277	£21,410,994
60% LAR : 40% CIR	15%	£24,846,192	£20,881,568	£20,851,066	£20,799,846	£20,671,797	£19,903,502	£19,476,671
60% LAR : 40% CIR	20%	£22,700,888	£18,936,865	£18,906,451	£18,855,391	£18,727,738	£17,961,827	£17,536,321
60% LAR : 40% CIR	25%	£20,545,247	£16,986,612	£16,956,277	£16,905,360	£16,778,067	£16,014,311	£15,590,001
60% LAR : 40% CIR	30%	£18,380,891	£15,030,865	£15,000,599	£14,949,810	£14,822,839	£14,061,011	£13,637,773
60% LAR : 40% CIR	35%	£16,211,059	£13,069,679	£13,039,473	£12,988,798	£12,862,111	£12,101,988	£11,679,697
60% LAR : 40% CIR	40%	£14,035,807	£11,103,112	£11,072,955	£11,022,379	£10,895,939	£10,137,300	£9,715,832
60% LAR : 40% CIR	45%	£11,855,191	£9,131,216	£9,101,100	£9,050,609	£8,924,379	£8,167,004	£7,746,240
60% LAR : 40% CIR	50%	£9,669,267	£7,154,050	£7,123,966	£7,073,543	£6,947,489	£6,191,160	£5,770,978

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		**Value Area**	**Zone C - £2,000 psf**

No Units	**60**
Site Area	**0.14 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£36,966,472	£32,371,772	£32,340,947	£32,289,158	£32,159,684	£31,382,845	£30,951,267
60% LAR : 40% CIR	5%	£34,697,535	£30,304,974	£30,274,267	£30,222,684	£30,093,724	£29,319,967	£28,890,102
60% LAR : 40% CIR	10%	£32,422,928	£28,232,460	£28,201,860	£28,150,466	£28,021,981	£27,251,071	£26,822,789
60% LAR : 40% CIR	15%	£30,142,705	£26,154,284	£26,123,782	£26,072,562	£25,944,513	£25,176,218	£24,749,387
60% LAR : 40% CIR	20%	£27,856,923	£24,070,501	£24,040,088	£23,989,028	£23,861,375	£23,095,463	£22,669,957
60% LAR : 40% CIR	25%	£25,565,636	£21,981,170	£21,950,835	£21,899,918	£21,772,625	£21,008,868	£20,584,559
60% LAR : 40% CIR	30%	£23,268,011	£19,886,344	£19,856,078	£19,805,290	£19,678,318	£18,916,490	£18,493,253
60% LAR : 40% CIR	35%	£20,956,840	£17,786,080	£17,755,873	£17,705,198	£17,578,511	£16,818,388	£16,396,098
60% LAR : 40% CIR	40%	£18,640,249	£15,680,433	£15,650,276	£15,599,700	£15,473,261	£14,714,621	£14,293,155
60% LAR : 40% CIR	45%	£16,318,294	£13,569,459	£13,539,343	£13,488,852	£13,362,622	£12,605,247	£12,184,482
60% LAR : 40% CIR	50%	£13,991,031	£11,453,214	£11,423,130	£11,372,708	£11,246,653	£10,490,325	£10,070,143

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£23,180,731	£18,586,031	£18,555,206	£18,503,417	£18,373,943	£17,597,104	£17,165,526
60% LAR : 40% CIR	5%	£20,911,794	£16,519,233	£16,488,526	£16,436,943	£16,307,983	£15,534,226	£15,104,360
60% LAR : 40% CIR	10%	£18,637,187	£14,446,718	£14,416,119	£14,364,725	£14,236,240	£13,465,330	£13,037,048
60% LAR : 40% CIR	15%	£16,356,964	£12,368,543	£12,338,041	£12,286,821	£12,158,772	£11,390,477	£10,963,646
60% LAR : 40% CIR	20%	£14,071,182	£10,284,760	£10,254,347	£10,203,287	£10,075,634	£9,309,722	£8,884,216
60% LAR : 40% CIR	25%	£11,779,894	£8,195,429	£8,165,094	£8,114,177	£7,986,883	£7,223,127	£6,798,818
60% LAR : 40% CIR	30%	£9,482,270	£6,100,603	£6,070,336	£6,019,548	£5,892,577	£5,130,749	£4,707,512
60% LAR : 40% CIR	35%	£7,171,099	£4,000,338	£3,970,132	£3,919,457	£3,792,770	£3,032,647	£2,610,356
60% LAR : 40% CIR	40%	£4,854,508	£1,894,692	£1,864,535	£1,813,959	£1,687,520	£928,880	£507,413
60% LAR : 40% CIR	45%	£2,532,553	-£216,282	-£246,398	-£296,890	-£423,119	-£1,180,494	-£1,601,259
60% LAR : 40% CIR	50%	£205,290	-£2,332,527	-£2,362,611	-£2,413,033	-£2,539,088	-£3,295,416	-£3,715,599

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£28,893,154	£24,298,454	£24,267,629	£24,215,840	£24,086,367	£23,309,528	£22,877,950
60% LAR : 40% CIR	5%	£26,624,217	£22,231,656	£22,200,949	£22,149,366	£22,020,407	£21,246,649	£20,816,784
60% LAR : 40% CIR	10%	£24,349,610	£20,159,142	£20,128,543	£20,077,148	£19,948,664	£19,177,754	£18,749,471
60% LAR : 40% CIR	15%	£22,069,387	£18,080,966	£18,050,464	£17,999,244	£17,871,195	£17,102,900	£16,676,070
60% LAR : 40% CIR	20%	£19,783,605	£15,997,184	£15,966,770	£15,915,710	£15,788,057	£15,022,146	£14,596,640
60% LAR : 40% CIR	25%	£17,492,318	£13,907,853	£13,877,517	£13,826,600	£13,699,307	£12,935,551	£12,511,241
60% LAR : 40% CIR	30%	£15,194,693	£11,813,026	£11,782,760	£11,731,972	£11,605,001	£10,843,173	£10,419,935
60% LAR : 40% CIR	35%	£12,883,522	£9,712,762	£9,682,555	£9,631,880	£9,505,194	£8,745,070	£8,322,780
60% LAR : 40% CIR	40%	£10,566,932	£7,607,115	£7,576,958	£7,526,382	£7,399,943	£6,641,303	£6,219,837
60% LAR : 40% CIR	45%	£8,244,977	£5,496,142	£5,466,026	£5,415,534	£5,289,305	£4,531,929	£4,111,165
60% LAR : 40% CIR	50%	£5,917,714	£3,379,897	£3,349,812	£3,299,390	£3,173,336	£2,417,008	£1,996,825

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£31,260,119	£26,665,419	£26,634,594	£26,582,805	£26,453,331	£25,676,492	£25,244,914
60% LAR : 40% CIR	5%	£28,991,182	£24,598,621	£24,567,914	£24,516,331	£24,387,371	£23,613,614	£23,183,749
60% LAR : 40% CIR	10%	£26,716,575	£22,526,107	£22,495,507	£22,444,113	£22,315,628	£21,544,718	£21,116,436
60% LAR : 40% CIR	15%	£24,436,352	£20,447,931	£20,417,429	£20,366,209	£20,238,160	£19,469,865	£19,043,034
60% LAR : 40% CIR	20%	£22,150,570	£18,364,148	£18,333,735	£18,282,675	£18,155,022	£17,389,110	£16,963,604
60% LAR : 40% CIR	25%	£19,859,283	£16,274,817	£16,244,482	£16,193,565	£16,066,272	£15,302,515	£14,878,206
60% LAR : 40% CIR	30%	£17,561,658	£14,179,991	£14,149,725	£14,098,937	£13,971,965	£13,210,137	£12,786,900
60% LAR : 40% CIR	35%	£15,250,487	£12,079,727	£12,049,520	£11,998,845	£11,872,159	£11,112,035	£10,689,745
60% LAR : 40% CIR	40%	£12,933,896	£9,974,080	£9,943,923	£9,893,347	£9,766,908	£9,008,268	£8,586,802
60% LAR : 40% CIR	45%	£10,611,941	£7,863,106	£7,832,990	£7,782,499	£7,656,270	£6,898,894	£6,478,129
60% LAR : 40% CIR	50%	£8,284,678	£5,746,861	£5,716,777	£5,666,355	£5,540,300	£4,783,972	£4,363,790

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£34,058,095	£29,463,395	£29,432,570	£29,380,781	£29,251,308	£28,474,469	£28,042,891
60% LAR : 40% CIR	5%	£31,789,158	£27,396,597	£27,365,891	£27,314,307	£27,185,348	£26,411,591	£25,981,725
60% LAR : 40% CIR	10%	£29,514,551	£25,324,083	£25,293,484	£25,242,089	£25,113,605	£24,342,695	£23,914,413
60% LAR : 40% CIR	15%	£27,234,329	£23,245,907	£23,215,405	£23,164,186	£23,036,137	£22,267,842	£21,841,011
60% LAR : 40% CIR	20%	£24,948,546	£21,162,125	£21,131,711	£21,080,651	£20,952,999	£20,187,087	£19,761,581
60% LAR : 40% CIR	25%	£22,657,259	£19,072,794	£19,042,458	£18,991,541	£18,864,248	£18,100,492	£17,676,182
60% LAR : 40% CIR	30%	£20,359,634	£16,977,968	£16,947,701	£16,896,913	£16,769,942	£16,008,114	£15,584,876
60% LAR : 40% CIR	35%	£18,048,463	£14,877,703	£14,847,497	£14,796,821	£14,670,135	£13,910,011	£13,487,721
60% LAR : 40% CIR	40%	£15,731,873	£12,772,056	£12,741,899	£12,691,323	£12,564,884	£11,806,244	£11,384,778
60% LAR : 40% CIR	45%	£13,409,918	£10,661,083	£10,630,967	£10,580,475	£10,454,246	£9,696,870	£9,276,106
60% LAR : 40% CIR	50%	£11,082,655	£8,544,838	£8,514,753	£8,464,332	£8,338,277	£7,581,949	£7,161,766

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		**Value Area**	**Zone C - RP Periphery £2,250 psf**

No Units	**60**
Site Area	**0.14 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£43,990,406	£39,293,551	£39,263,189	£39,212,178	£39,084,650	£38,319,486	£37,894,395
60% LAR : 40% CIR	5%	£41,370,271	£36,886,950	£36,856,705	£36,805,896	£36,678,875	£35,916,747	£35,493,343
60% LAR : 40% CIR	10%	£38,744,467	£34,474,720	£34,444,580	£34,393,959	£34,267,405	£33,508,081	£33,081,333
60% LAR : 40% CIR	15%	£36,113,048	£32,056,913	£32,026,870	£31,976,419	£31,850,295	£31,087,065	£30,660,234
60% LAR : 40% CIR	20%	£33,476,069	£29,633,585	£29,603,239	£29,552,178	£29,424,526	£28,658,614	£28,233,108
60% LAR : 40% CIR	25%	£30,833,585	£27,196,623	£27,166,288	£27,115,371	£26,988,079	£26,224,321	£25,800,013
60% LAR : 40% CIR	30%	£28,185,653	£24,754,101	£24,723,835	£24,673,047	£24,546,075	£23,784,247	£23,361,010
60% LAR : 40% CIR	35%	£25,532,326	£22,306,139	£22,275,933	£22,225,258	£22,098,571	£21,338,449	£20,916,157
60% LAR : 40% CIR	40%	£22,873,661	£19,852,796	£19,822,639	£19,772,063	£19,645,623	£18,886,984	£18,465,517
60% LAR : 40% CIR	45%	£20,205,111	£17,394,125	£17,364,009	£17,313,517	£17,187,288	£16,429,913	£16,009,149
60% LAR : 40% CIR	50%	£17,524,501	£14,930,183	£14,900,098	£14,849,677	£14,723,622	£13,967,294	£13,547,111

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£30,204,664	£25,507,810	£25,477,448	£25,426,437	£25,298,909	£24,533,745	£24,108,653
60% LAR : 40% CIR	5%	£27,584,530	£23,101,209	£23,070,964	£23,020,155	£22,893,134	£22,131,006	£21,707,601
60% LAR : 40% CIR	10%	£24,958,726	£20,688,979	£20,658,839	£20,608,218	£20,481,664	£19,722,340	£19,295,592
60% LAR : 40% CIR	15%	£22,327,306	£18,271,172	£18,241,129	£18,190,678	£18,064,554	£17,301,324	£16,874,493
60% LAR : 40% CIR	20%	£19,690,328	£15,847,843	£15,817,497	£15,766,437	£15,638,785	£14,872,873	£14,447,367
60% LAR : 40% CIR	25%	£17,047,844	£13,410,882	£13,380,547	£13,329,630	£13,202,338	£12,438,580	£12,014,272
60% LAR : 40% CIR	30%	£14,399,911	£10,968,360	£10,938,093	£10,887,305	£10,760,334	£9,998,506	£9,575,268
60% LAR : 40% CIR	35%	£11,746,584	£8,520,398	£8,490,191	£8,439,517	£8,312,830	£7,552,707	£7,130,416
60% LAR : 40% CIR	40%	£9,087,919	£6,067,055	£6,036,898	£5,986,322	£5,859,882	£5,101,243	£4,679,776
60% LAR : 40% CIR	45%	£6,419,369	£3,608,384	£3,578,268	£3,527,776	£3,401,547	£2,644,172	£2,223,408
60% LAR : 40% CIR	50%	£3,738,760	£1,144,442	£1,114,357	£1,063,935	£937,881	£181,553	-£238,630

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£35,917,088	£31,220,233	£31,189,871	£31,138,860	£31,011,332	£30,246,169	£29,821,077
60% LAR : 40% CIR	5%	£33,296,954	£28,813,633	£28,783,387	£28,732,579	£28,605,558	£27,843,430	£27,420,025
60% LAR : 40% CIR	10%	£30,671,149	£26,401,402	£26,371,263	£26,320,642	£26,194,087	£25,434,763	£25,008,016
60% LAR : 40% CIR	15%	£28,039,730	£23,983,596	£23,953,553	£23,903,102	£23,776,978	£23,013,747	£22,586,917
60% LAR : 40% CIR	20%	£25,402,751	£21,560,267	£21,529,921	£21,478,861	£21,351,208	£20,585,296	£20,159,790
60% LAR : 40% CIR	25%	£22,760,268	£19,123,306	£19,092,971	£19,042,054	£18,914,761	£18,151,004	£17,726,695
60% LAR : 40% CIR	30%	£20,112,335	£16,680,783	£16,650,517	£16,599,729	£16,472,758	£15,710,930	£15,287,692
60% LAR : 40% CIR	35%	£17,459,008	£14,232,822	£14,202,615	£14,151,941	£14,025,253	£13,265,131	£12,842,840
60% LAR : 40% CIR	40%	£14,800,343	£11,779,478	£11,749,322	£11,698,745	£11,572,305	£10,813,666	£10,392,199
60% LAR : 40% CIR	45%	£12,131,793	£9,320,808	£9,290,691	£9,240,200	£9,113,971	£8,356,595	£7,935,831
60% LAR : 40% CIR	50%	£9,451,183	£6,856,865	£6,826,781	£6,776,359	£6,650,304	£5,893,976	£5,473,794

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£38,284,053	£33,587,198	£33,556,836	£33,505,825	£33,378,297	£32,613,133	£32,188,042
60% LAR : 40% CIR	5%	£35,663,918	£31,180,598	£31,150,352	£31,099,543	£30,972,522	£30,210,394	£29,786,990
60% LAR : 40% CIR	10%	£33,038,114	£28,768,367	£28,738,227	£28,687,606	£28,561,052	£27,801,728	£27,374,980
60% LAR : 40% CIR	15%	£30,406,695	£26,350,561	£26,320,517	£26,270,067	£26,143,943	£25,380,712	£24,953,881
60% LAR : 40% CIR	20%	£27,769,716	£23,927,232	£23,896,886	£23,845,825	£23,718,173	£22,952,261	£22,526,755
60% LAR : 40% CIR	25%	£25,127,232	£21,490,271	£21,459,935	£21,409,018	£21,281,726	£20,517,969	£20,093,660
60% LAR : 40% CIR	30%	£22,479,300	£19,047,748	£19,017,482	£18,966,694	£18,839,722	£18,077,894	£17,654,657
60% LAR : 40% CIR	35%	£19,825,973	£16,599,786	£16,569,580	£16,518,906	£16,392,218	£15,632,096	£15,209,804
60% LAR : 40% CIR	40%	£17,167,308	£14,146,443	£14,116,286	£14,065,710	£13,939,270	£13,180,631	£12,759,164
60% LAR : 40% CIR	45%	£14,498,758	£11,687,772	£11,657,656	£11,607,165	£11,480,935	£10,723,560	£10,302,796
60% LAR : 40% CIR	50%	£11,818,148	£9,223,830	£9,193,745	£9,143,324	£9,017,269	£8,260,941	£7,840,758

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£41,082,029	£36,385,174	£36,354,812	£36,303,802	£36,176,274	£35,411,110	£34,986,018
60% LAR : 40% CIR	5%	£38,461,895	£33,978,574	£33,948,328	£33,897,520	£33,770,499	£33,008,371	£32,584,966
60% LAR : 40% CIR	10%	£35,836,090	£31,566,344	£31,536,204	£31,485,583	£31,359,028	£30,599,705	£30,172,957
60% LAR : 40% CIR	15%	£33,204,671	£29,148,537	£29,118,494	£29,068,043	£28,941,919	£28,178,689	£27,751,858
60% LAR : 40% CIR	20%	£30,567,692	£26,725,208	£26,694,862	£26,643,802	£26,516,149	£25,750,238	£25,324,732
60% LAR : 40% CIR	25%	£27,925,209	£24,288,247	£24,257,912	£24,206,995	£24,079,702	£23,315,945	£22,891,637
60% LAR : 40% CIR	30%	£25,277,276	£21,845,724	£21,815,458	£21,764,670	£21,637,699	£20,875,871	£20,452,633
60% LAR : 40% CIR	35%	£22,623,949	£19,397,763	£19,367,556	£19,316,882	£19,190,195	£18,430,072	£18,007,781
60% LAR : 40% CIR	40%	£19,965,284	£16,944,420	£16,914,263	£16,863,687	£16,737,246	£15,978,608	£15,557,140
60% LAR : 40% CIR	45%	£17,296,734	£14,485,749	£14,455,633	£14,405,141	£14,278,912	£13,521,536	£13,100,773
60% LAR : 40% CIR	50%	£14,616,124	£12,021,806	£11,991,722	£11,941,300	£11,815,245	£11,058,917	£10,638,735

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		**Value Area**	**Zone C - RP Periphery £2,450 psf**

No Units	**60**
Site Area	**0.14 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£49,609,552	£44,822,846	£44,792,484	£44,741,473	£44,613,945	£43,848,782	£43,423,690
60% LAR : 40% CIR	5%	£46,708,461	£42,139,782	£42,109,535	£42,058,728	£41,931,706	£41,169,578	£40,746,173
60% LAR : 40% CIR	10%	£43,801,699	£39,451,086	£39,420,947	£39,370,325	£39,243,771	£38,484,447	£38,062,600
60% LAR : 40% CIR	15%	£40,889,323	£36,756,814	£36,726,771	£36,676,321	£36,550,196	£35,793,448	£35,373,032
60% LAR : 40% CIR	20%	£37,971,387	£34,057,021	£34,027,065	£33,976,771	£33,851,038	£33,096,637	£32,677,525
60% LAR : 40% CIR	25%	£35,047,945	£31,351,761	£31,321,882	£31,271,731	£31,146,350	£30,394,073	£29,972,375
60% LAR : 40% CIR	30%	£32,119,056	£28,641,090	£28,611,279	£28,561,254	£28,436,190	£27,678,452	£27,255,215
60% LAR : 40% CIR	35%	£29,184,771	£25,922,188	£25,891,981	£25,841,306	£25,714,619	£24,954,496	£24,532,206
60% LAR : 40% CIR	40%	£26,245,149	£23,190,686	£23,160,530	£23,109,953	£22,983,513	£22,224,874	£21,803,407
60% LAR : 40% CIR	45%	£23,300,242	£20,453,857	£20,423,742	£20,373,251	£20,247,021	£19,489,646	£19,068,881
60% LAR : 40% CIR	50%	£20,350,109	£17,711,759	£17,681,674	£17,631,252	£17,505,198	£16,748,870	£16,328,687

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£35,823,810	£31,037,105	£31,006,743	£30,955,732	£30,828,204	£30,063,040	£29,637,949
60% LAR : 40% CIR	5%	£32,922,720	£28,354,041	£28,323,794	£28,272,986	£28,145,964	£27,383,836	£26,960,432
60% LAR : 40% CIR	10%	£30,015,958	£25,665,345	£25,635,206	£25,584,584	£25,458,030	£24,698,706	£24,276,859
60% LAR : 40% CIR	15%	£27,103,581	£22,971,073	£22,941,029	£22,890,580	£22,764,455	£22,007,707	£21,587,291
60% LAR : 40% CIR	20%	£24,185,645	£20,271,280	£20,241,324	£20,191,030	£20,065,297	£19,310,896	£18,891,784
60% LAR : 40% CIR	25%	£21,262,204	£17,566,020	£17,536,140	£17,485,989	£17,360,609	£16,608,331	£16,186,634
60% LAR : 40% CIR	30%	£18,333,314	£14,855,349	£14,825,538	£14,775,513	£14,650,449	£13,892,711	£13,469,473
60% LAR : 40% CIR	35%	£15,399,030	£12,136,447	£12,106,240	£12,055,565	£11,928,878	£11,168,755	£10,746,465
60% LAR : 40% CIR	40%	£12,459,408	£9,404,945	£9,374,788	£9,324,212	£9,197,772	£8,439,133	£8,017,666
60% LAR : 40% CIR	45%	£9,514,501	£6,668,116	£6,638,001	£6,587,509	£6,461,280	£5,703,905	£5,283,140
60% LAR : 40% CIR	50%	£6,564,367	£3,926,017	£3,895,933	£3,845,511	£3,719,456	£2,963,128	£2,542,946

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£41,536,234	£36,749,528	£36,719,167	£36,668,156	£36,540,628	£35,775,464	£35,350,372
60% LAR : 40% CIR	5%	£38,635,143	£34,066,464	£34,036,218	£33,985,410	£33,858,388	£33,096,260	£32,672,855
60% LAR : 40% CIR	10%	£35,728,381	£31,377,769	£31,347,629	£31,297,007	£31,170,454	£30,411,130	£29,989,283
60% LAR : 40% CIR	15%	£32,816,005	£28,683,496	£28,653,453	£28,603,003	£28,476,878	£27,720,130	£27,299,714
60% LAR : 40% CIR	20%	£29,898,069	£25,983,703	£25,953,747	£25,903,453	£25,777,720	£25,023,319	£24,604,208
60% LAR : 40% CIR	25%	£26,974,628	£23,278,443	£23,248,564	£23,198,413	£23,073,032	£22,320,755	£21,899,058
60% LAR : 40% CIR	30%	£24,045,738	£20,567,773	£20,537,961	£20,487,936	£20,362,872	£19,605,135	£19,181,897
60% LAR : 40% CIR	35%	£21,111,454	£17,848,870	£17,818,664	£17,767,988	£17,641,301	£16,881,179	£16,458,888
60% LAR : 40% CIR	40%	£18,171,831	£15,117,369	£15,087,212	£15,036,636	£14,910,196	£14,151,557	£13,730,090
60% LAR : 40% CIR	45%	£15,226,925	£12,380,540	£12,350,425	£12,299,933	£12,173,704	£11,416,328	£10,995,564
60% LAR : 40% CIR	50%	£12,276,791	£9,638,441	£9,608,357	£9,557,935	£9,431,880	£8,675,552	£8,255,369

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£43,903,199	£39,116,493	£39,086,131	£39,035,121	£38,907,593	£38,142,429	£37,717,337
60% LAR : 40% CIR	5%	£41,002,108	£36,433,429	£36,403,182	£36,352,375	£36,225,353	£35,463,225	£35,039,820
60% LAR : 40% CIR	10%	£38,095,346	£33,744,733	£33,714,594	£33,663,972	£33,537,418	£32,778,094	£32,356,248
60% LAR : 40% CIR	15%	£35,182,970	£31,050,461	£31,020,418	£30,969,968	£30,843,843	£30,087,095	£29,666,679
60% LAR : 40% CIR	20%	£32,265,034	£28,350,668	£28,320,712	£28,270,418	£28,144,685	£27,390,284	£26,971,172
60% LAR : 40% CIR	25%	£29,341,593	£25,645,408	£25,615,529	£25,565,378	£25,439,997	£24,687,720	£24,266,022
60% LAR : 40% CIR	30%	£26,412,703	£22,934,737	£22,904,926	£22,854,901	£22,729,837	£21,972,099	£21,548,862
60% LAR : 40% CIR	35%	£23,478,418	£20,215,835	£20,185,628	£20,134,953	£20,008,266	£19,248,143	£18,825,853
60% LAR : 40% CIR	40%	£20,538,796	£17,484,333	£17,454,177	£17,403,601	£17,277,160	£16,518,522	£16,097,054
60% LAR : 40% CIR	45%	£17,593,889	£14,747,504	£14,717,389	£14,666,898	£14,540,669	£13,783,293	£13,362,528
60% LAR : 40% CIR	50%	£14,643,756	£12,005,406	£11,975,321	£11,924,900	£11,798,845	£11,042,517	£10,622,334

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£46,701,175	£41,914,470	£41,884,108	£41,833,097	£41,705,569	£40,940,405	£40,515,313
60% LAR : 40% CIR	5%	£43,800,084	£39,231,405	£39,201,159	£39,150,351	£39,023,329	£38,261,201	£37,837,796
60% LAR : 40% CIR	10%	£40,893,323	£36,542,710	£36,512,570	£36,461,948	£36,335,395	£35,576,071	£35,154,224
60% LAR : 40% CIR	15%	£37,980,946	£33,848,437	£33,818,394	£33,767,944	£33,641,819	£32,885,071	£32,464,655
60% LAR : 40% CIR	20%	£35,063,010	£31,148,644	£31,118,688	£31,068,395	£30,942,661	£30,188,260	£29,769,149
60% LAR : 40% CIR	25%	£32,139,569	£28,443,384	£28,413,505	£28,363,354	£28,237,974	£27,485,696	£27,063,999
60% LAR : 40% CIR	30%	£29,210,679	£25,732,714	£25,702,902	£25,652,877	£25,527,813	£24,770,076	£24,346,838
60% LAR : 40% CIR	35%	£26,276,395	£23,013,811	£22,983,605	£22,932,930	£22,806,242	£22,046,120	£21,623,829
60% LAR : 40% CIR	40%	£23,336,772	£20,282,310	£20,252,153	£20,201,577	£20,075,137	£19,316,498	£18,895,031
60% LAR : 40% CIR	45%	£20,391,866	£17,545,481	£17,515,366	£17,464,874	£17,338,645	£16,581,269	£16,160,505
60% LAR : 40% CIR	50%	£17,441,732	£14,803,382	£14,773,298	£14,722,876	£14,596,821	£13,840,493	£13,420,311

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats	

Value Area	Zone C - £1,050 psf

No Units	75
Site Area	0.2 Ha

Sales value inflation	Growth
Build cost inflation	Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,682,473	£6,320,996	£5,186,470	£5,120,745	£4,956,435	£3,970,569	£3,422,865
60% LAR : 40% CIR	5%	£11,514,032	£5,385,168	£4,255,137	£4,189,674	£4,026,015	£3,044,061	£2,498,532
60% LAR : 40% CIR	10%	£10,338,395	£4,441,753	£3,315,873	£3,250,651	£3,087,594	£2,109,254	£1,565,731
60% LAR : 40% CIR	15%	£9,155,633	£3,490,823	£2,368,755	£2,303,754	£2,141,249	£1,166,227	£624,548
60% LAR : 40% CIR	20%	£7,965,813	£2,532,455	£1,413,859	£1,349,060	£1,187,059	£215,062	-£339,103
60% LAR : 40% CIR	25%	£6,769,009	£1,566,721	£451,264	£386,647	£225,102	-£777,811	-£1,341,317
60% LAR : 40% CIR	30%	£5,565,288	£593,695	-£542,138	-£609,588	-£778,213	-£1,789,962	-£2,352,045
60% LAR : 40% CIR	35%	£4,353,557	-£403,577	-£1,565,344	-£1,632,643	-£1,800,891	-£2,810,375	-£3,371,201
60% LAR : 40% CIR	40%	£3,123,720	-£1,436,853	-£2,596,366	-£2,663,533	-£2,831,452	-£3,838,967	-£4,398,698
60% LAR : 40% CIR	45%	£1,887,076	-£2,477,528	-£3,635,121	-£3,702,176	-£3,869,816	-£4,875,652	-£5,434,450
60% LAR : 40% CIR	50%	£643,696	-£3,525,524	-£4,681,529	-£4,748,492	-£4,915,899	-£5,920,345	-£6,478,370

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,590,355	-£12,951,833	-£14,086,359	-£14,152,084	-£14,316,394	-£15,302,260	-£15,849,964
60% LAR : 40% CIR	5%	-£7,758,797	-£13,887,661	-£15,017,692	-£15,083,155	-£15,246,814	-£16,228,768	-£16,774,297
60% LAR : 40% CIR	10%	-£8,934,434	-£14,831,076	-£15,956,956	-£16,022,178	-£16,185,235	-£17,163,575	-£17,707,097
60% LAR : 40% CIR	15%	-£10,117,196	-£15,782,005	-£16,904,074	-£16,969,075	-£17,131,580	-£18,106,602	-£18,648,281
60% LAR : 40% CIR	20%	-£11,307,016	-£16,740,374	-£17,858,969	-£17,923,769	-£18,085,770	-£19,057,767	-£19,611,932
60% LAR : 40% CIR	25%	-£12,503,820	-£17,706,108	-£18,821,565	-£18,886,182	-£19,047,727	-£20,050,640	-£20,614,146
60% LAR : 40% CIR	30%	-£13,707,541	-£18,679,134	-£19,814,967	-£19,882,417	-£20,051,042	-£21,062,791	-£21,624,874
60% LAR : 40% CIR	35%	-£14,919,272	-£19,676,406	-£20,838,173	-£20,905,472	-£21,073,720	-£22,083,204	-£22,644,030
60% LAR : 40% CIR	40%	-£16,149,109	-£20,709,682	-£21,869,195	-£21,936,362	-£22,104,281	-£23,111,796	-£23,671,527
60% LAR : 40% CIR	45%	-£17,385,753	-£21,750,357	-£22,907,950	-£22,975,005	-£23,142,645	-£24,148,481	-£24,707,279
60% LAR : 40% CIR	50%	-£18,629,133	-£22,798,353	-£23,954,358	-£24,021,321	-£24,188,728	-£25,193,174	-£25,751,199

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,395,763	-£4,965,714	-£6,100,241	-£6,165,966	-£6,330,276	-£7,316,142	-£7,863,845
60% LAR : 40% CIR	5%	£227,322	-£5,901,542	-£7,031,573	-£7,097,036	-£7,260,696	-£8,242,649	-£8,788,179
60% LAR : 40% CIR	10%	-£948,316	-£6,844,958	-£7,970,837	-£8,036,060	-£8,199,116	-£9,177,457	-£9,720,979
60% LAR : 40% CIR	15%	-£2,131,078	-£7,795,887	-£8,917,956	-£8,982,957	-£9,145,461	-£10,120,484	-£10,662,163
60% LAR : 40% CIR	20%	-£3,320,898	-£8,754,255	-£9,872,851	-£9,937,651	-£10,099,651	-£11,071,648	-£11,625,814
60% LAR : 40% CIR	25%	-£4,517,702	-£9,719,990	-£10,835,447	-£10,900,064	-£11,061,608	-£12,064,521	-£12,628,028
60% LAR : 40% CIR	30%	-£5,721,422	-£10,693,015	-£11,828,848	-£11,896,299	-£12,064,924	-£13,076,673	-£13,638,756
60% LAR : 40% CIR	35%	-£6,933,154	-£11,690,287	-£12,852,054	-£12,919,354	-£13,087,602	-£14,097,086	-£14,657,912
60% LAR : 40% CIR	40%	-£8,162,991	-£12,723,564	-£13,883,076	-£13,950,244	-£14,118,162	-£15,125,678	-£15,685,408
60% LAR : 40% CIR	45%	-£9,399,635	-£13,764,239	-£14,921,831	-£14,988,887	-£15,156,526	-£16,162,363	-£16,721,160
60% LAR : 40% CIR	50%	-£10,643,015	-£14,812,234	-£15,968,239	-£16,035,203	-£16,202,610	-£17,207,055	-£17,765,081

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,704,842	-£1,656,635	-£2,791,162	-£2,856,887	-£3,021,197	-£4,007,063	-£4,554,766
60% LAR : 40% CIR	5%	£3,536,401	-£2,592,463	-£3,722,494	-£3,787,957	-£3,951,617	-£4,933,570	-£5,479,100
60% LAR : 40% CIR	10%	£2,360,763	-£3,535,879	-£4,661,758	-£4,726,981	-£4,890,037	-£5,868,378	-£6,411,900
60% LAR : 40% CIR	15%	£1,178,001	-£4,486,808	-£5,608,877	-£5,673,878	-£5,836,382	-£6,811,405	-£7,353,084
60% LAR : 40% CIR	20%	-£11,819	-£5,445,177	-£6,563,772	-£6,628,572	-£6,790,572	-£7,762,569	-£8,316,735
60% LAR : 40% CIR	25%	-£1,208,623	-£6,410,911	-£7,526,368	-£7,590,985	-£7,752,529	-£8,755,442	-£9,318,949
60% LAR : 40% CIR	30%	-£2,412,343	-£7,383,936	-£8,519,769	-£8,587,220	-£8,755,845	-£9,767,594	-£10,329,677
60% LAR : 40% CIR	35%	-£3,624,075	-£8,381,208	-£9,542,975	-£9,610,275	-£9,778,523	-£10,788,007	-£11,348,833
60% LAR : 40% CIR	40%	-£4,853,912	-£9,414,485	-£10,573,997	-£10,641,165	-£10,809,083	-£11,816,599	-£12,376,329
60% LAR : 40% CIR	45%	-£6,090,556	-£10,455,160	-£11,612,753	-£11,679,808	-£11,847,447	-£12,853,284	-£13,412,081
60% LAR : 40% CIR	50%	-£7,333,936	-£11,503,155	-£12,659,160	-£12,726,124	-£12,893,531	-£13,897,976	-£14,456,002

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,616,487	£2,255,009	£1,120,483	£1,054,758	£890,448	-£95,418	-£643,122
60% LAR : 40% CIR	5%	£7,448,045	£1,319,182	£189,150	£123,688	-£39,972	-£1,021,926	-£1,567,455
60% LAR : 40% CIR	10%	£6,272,408	£375,766	-£750,114	-£815,336	-£978,393	-£1,956,733	-£2,500,255
60% LAR : 40% CIR	15%	£5,089,646	-£575,163	-£1,697,232	-£1,762,233	-£1,924,738	-£2,899,760	-£3,441,439
60% LAR : 40% CIR	20%	£3,899,826	-£1,533,532	-£2,652,127	-£2,716,927	-£2,878,927	-£3,850,924	-£4,405,090
60% LAR : 40% CIR	25%	£2,703,022	-£2,499,266	-£3,614,723	-£3,679,340	-£3,840,885	-£4,843,798	-£5,407,304
60% LAR : 40% CIR	30%	£1,499,302	-£3,472,292	-£4,608,125	-£4,675,575	-£4,844,200	-£5,855,949	-£6,418,032
60% LAR : 40% CIR	35%	£287,570	-£4,469,563	-£5,631,331	-£5,698,630	-£5,866,878	-£6,876,362	-£7,437,188
60% LAR : 40% CIR	40%	-£942,267	-£5,502,840	-£6,662,353	-£6,729,520	-£6,897,439	-£7,904,954	-£8,464,685
60% LAR : 40% CIR	45%	-£2,178,911	-£6,543,515	-£7,701,108	-£7,768,163	-£7,935,803	-£8,941,639	-£9,500,437
60% LAR : 40% CIR	50%	-£3,422,291	-£7,591,510	-£8,747,516	-£8,814,479	-£8,981,886	-£9,986,332	-£10,544,357

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats	
No Units	75
Site Area	0.2 Ha

Value Area	Zone C - £1,150 psf	
Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£16,215,943	£9,809,737	£8,692,261	£8,627,524	£8,465,682	£7,490,179	£6,942,476
60% LAR : 40% CIR	5%	£14,870,829	£8,708,233	£7,595,186	£7,530,706	£7,369,507	£6,387,691	£5,842,162
60% LAR : 40% CIR	10%	£13,518,518	£7,599,257	£6,483,523	£6,418,301	£6,255,244	£5,276,904	£4,733,381
60% LAR : 40% CIR	15%	£12,159,082	£6,482,492	£5,360,424	£5,295,423	£5,132,919	£4,157,896	£3,616,218
60% LAR : 40% CIR	20%	£10,792,589	£5,348,143	£4,229,548	£4,164,748	£4,002,749	£3,030,751	£2,490,752
60% LAR : 40% CIR	25%	£9,419,111	£4,206,429	£3,090,972	£3,026,355	£2,864,810	£1,895,548	£1,357,068
60% LAR : 40% CIR	30%	£8,038,717	£3,057,423	£1,944,774	£1,880,319	£1,719,183	£752,368	£215,249
60% LAR : 40% CIR	35%	£6,651,478	£1,901,200	£791,029	£726,720	£565,945	-£416,302	-£977,126
60% LAR : 40% CIR	40%	£5,257,464	£737,833	-£386,451	-£453,618	-£621,538	-£1,629,053	-£2,188,783
60% LAR : 40% CIR	45%	£3,854,319	-£451,773	-£1,609,365	-£1,676,421	-£1,844,061	-£2,849,897	-£3,408,695
60% LAR : 40% CIR	50%	£2,432,099	-£1,683,928	-£2,839,934	-£2,906,897	-£3,074,305	-£4,078,750	-£4,636,776

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,056,886	-£9,463,092	-£10,580,568	-£10,645,305	-£10,807,147	-£11,782,650	-£12,330,353
60% LAR : 40% CIR	5%	-£4,402,000	-£10,564,596	-£11,677,643	-£11,742,123	-£11,903,322	-£12,885,137	-£13,430,667
60% LAR : 40% CIR	10%	-£5,754,311	-£11,673,572	-£12,789,306	-£12,854,528	-£13,017,585	-£13,995,925	-£14,539,448
60% LAR : 40% CIR	15%	-£7,113,747	-£12,790,337	-£13,912,405	-£13,977,406	-£14,139,910	-£15,114,933	-£15,656,611
60% LAR : 40% CIR	20%	-£8,480,240	-£13,924,686	-£15,043,281	-£15,108,081	-£15,270,080	-£16,242,078	-£16,782,077
60% LAR : 40% CIR	25%	-£9,853,718	-£15,066,400	-£16,181,857	-£16,246,474	-£16,408,019	-£17,377,281	-£17,915,761
60% LAR : 40% CIR	30%	-£11,234,112	-£16,215,406	-£17,328,055	-£17,392,510	-£17,553,646	-£18,520,461	-£19,057,580
60% LAR : 40% CIR	35%	-£12,621,351	-£17,371,629	-£18,481,800	-£18,546,109	-£18,706,884	-£19,689,131	-£20,249,955
60% LAR : 40% CIR	40%	-£14,015,365	-£18,534,996	-£19,659,280	-£19,726,447	-£19,894,367	-£20,901,882	-£21,461,612
60% LAR : 40% CIR	45%	-£15,418,510	-£19,724,602	-£20,882,194	-£20,949,250	-£21,116,890	-£22,122,726	-£22,681,524
60% LAR : 40% CIR	50%	-£16,840,730	-£20,956,757	-£22,112,763	-£22,179,726	-£22,347,134	-£23,351,579	-£23,909,605

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,929,233	-£1,476,974	-£2,594,450	-£2,659,186	-£2,821,028	-£3,796,531	-£4,344,235
60% LAR : 40% CIR	5%	£3,584,119	-£2,578,478	-£3,691,525	-£3,756,005	-£3,917,203	-£4,899,019	-£5,444,549
60% LAR : 40% CIR	10%	£2,231,807	-£3,687,454	-£4,803,187	-£4,868,410	-£5,031,466	-£6,009,807	-£6,553,329
60% LAR : 40% CIR	15%	£872,371	-£4,804,218	-£5,926,286	-£5,991,287	-£6,153,792	-£7,128,814	-£7,670,493
60% LAR : 40% CIR	20%	-£494,122	-£5,938,567	-£7,057,163	-£7,121,963	-£7,283,962	-£8,255,960	-£8,795,959
60% LAR : 40% CIR	25%	-£1,867,599	-£7,080,282	-£8,195,739	-£8,260,356	-£8,421,900	-£9,391,163	-£9,929,642
60% LAR : 40% CIR	30%	-£3,247,993	-£8,229,288	-£9,341,937	-£9,406,392	-£9,567,527	-£10,534,342	-£11,071,462
60% LAR : 40% CIR	35%	-£4,635,232	-£9,385,511	-£10,495,681	-£10,559,990	-£10,720,766	-£11,703,012	-£12,263,837
60% LAR : 40% CIR	40%	-£6,029,246	-£10,548,877	-£11,673,161	-£11,740,329	-£11,908,249	-£12,915,763	-£13,475,494
60% LAR : 40% CIR	45%	-£7,432,392	-£11,738,484	-£12,896,076	-£12,963,132	-£13,130,772	-£14,136,608	-£14,695,406
60% LAR : 40% CIR	50%	-£8,854,612	-£12,970,638	-£14,126,645	-£14,193,607	-£14,361,015	-£15,365,461	-£15,923,486

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,238,312	£1,832,105	£714,629	£649,893	£488,051	-£487,452	-£1,035,156
60% LAR : 40% CIR	5%	£6,893,197	£730,601	-£382,446	-£446,926	-£608,124	-£1,589,940	-£2,135,470
60% LAR : 40% CIR	10%	£5,540,886	-£378,375	-£1,494,108	-£1,559,331	-£1,722,387	-£2,700,728	-£3,244,250
60% LAR : 40% CIR	15%	£4,181,450	-£1,495,140	-£2,617,207	-£2,682,208	-£2,844,713	-£3,819,735	-£4,361,414
60% LAR : 40% CIR	20%	£2,814,957	-£2,629,488	-£3,748,084	-£3,812,884	-£3,974,883	-£4,946,881	-£5,486,880
60% LAR : 40% CIR	25%	£1,441,479	-£3,771,203	-£4,886,660	-£4,951,277	-£5,112,821	-£6,082,084	-£6,620,563
60% LAR : 40% CIR	30%	£61,085	-£4,920,209	-£6,032,858	-£6,097,313	-£6,258,448	-£7,225,263	-£7,762,383
60% LAR : 40% CIR	35%	-£1,326,153	-£6,076,432	-£7,186,602	-£7,250,911	-£7,411,687	-£8,393,933	-£8,954,758
60% LAR : 40% CIR	40%	-£2,720,167	-£7,239,798	-£8,364,083	-£8,431,250	-£8,599,170	-£9,606,684	-£10,166,415
60% LAR : 40% CIR	45%	-£4,123,313	-£8,429,405	-£9,586,997	-£9,654,053	-£9,821,693	-£10,827,529	-£11,386,327
60% LAR : 40% CIR	50%	-£5,545,533	-£9,661,560	-£10,817,566	-£10,884,528	-£11,051,936	-£12,056,382	-£12,614,407

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,149,956	£5,743,750	£4,626,274	£4,561,537	£4,399,695	£3,424,192	£2,876,489
60% LAR : 40% CIR	5%	£10,804,842	£4,642,246	£3,529,199	£3,464,719	£3,303,520	£2,321,705	£1,776,175
60% LAR : 40% CIR	10%	£9,452,531	£3,533,270	£2,417,536	£2,352,314	£2,189,257	£1,210,917	£667,395
60% LAR : 40% CIR	15%	£8,093,095	£2,416,505	£1,294,437	£1,229,436	£1,066,932	£91,910	-£449,769
60% LAR : 40% CIR	20%	£6,726,602	£1,282,157	£163,561	£98,761	-£63,238	-£1,035,236	-£1,575,235
60% LAR : 40% CIR	25%	£5,353,124	£140,442	-£975,015	-£1,039,632	-£1,201,177	-£2,170,439	-£2,708,919
60% LAR : 40% CIR	30%	£3,972,730	-£1,008,564	-£2,121,213	-£2,185,668	-£2,346,804	-£3,313,619	-£3,850,738
60% LAR : 40% CIR	35%	£2,585,492	-£2,164,787	-£3,274,957	-£3,339,267	-£3,500,042	-£4,482,288	-£5,043,113
60% LAR : 40% CIR	40%	£1,191,477	-£3,328,153	-£4,452,438	-£4,519,605	-£4,687,525	-£5,695,040	-£6,254,770
60% LAR : 40% CIR	45%	-£211,668	-£4,517,760	-£5,675,352	-£5,742,408	-£5,910,048	-£6,915,884	-£7,474,682
60% LAR : 40% CIR	50%	-£1,633,888	-£5,749,915	-£6,905,921	-£6,972,884	-£7,140,292	-£8,144,737	-£8,702,763

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats	
No Units	**75**
Site Area	**0.2 Ha**

Value Area	**Zone C - £1,350 psf**	
Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£23,282,883	£16,763,675	£15,646,199	£15,581,462	£15,419,620	£14,448,571	£13,909,099
60% LAR : 40% CIR	5%	£21,584,422	£15,314,475	£14,201,427	£14,136,947	£13,975,748	£13,008,552	£12,471,221
60% LAR : 40% CIR	10%	£19,878,764	£13,857,801	£12,748,843	£12,684,600	£12,523,994	£11,560,357	£11,025,004
60% LAR : 40% CIR	15%	£18,165,980	£12,393,727	£11,288,522	£11,224,497	£11,064,436	£10,104,066	£9,570,528
60% LAR : 40% CIR	20%	£16,446,141	£10,922,325	£9,820,541	£9,756,715	£9,597,150	£8,639,760	£8,107,877
60% LAR : 40% CIR	25%	£14,719,316	£9,443,668	£8,344,975	£8,281,329	£8,122,213	£7,167,517	£6,636,485
60% LAR : 40% CIR	30%	£12,985,575	£7,957,830	£6,861,902	£6,798,416	£6,639,702	£5,679,823	£5,142,704
60% LAR : 40% CIR	35%	£11,244,989	£6,464,882	£5,366,524	£5,302,214	£5,141,439	£4,176,788	£3,640,870
60% LAR : 40% CIR	40%	£9,497,628	£4,961,366	£3,853,351	£3,789,167	£3,628,706	£2,665,937	£2,131,066
60% LAR : 40% CIR	45%	£7,743,562	£3,438,969	£2,332,789	£2,268,711	£2,108,517	£1,147,352	£613,372
60% LAR : 40% CIR	50%	£5,982,862	£1,909,576	£804,912	£740,923	£580,950	-£395,559	-£953,584

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,010,055	-£2,509,154	-£3,626,630	-£3,691,367	-£3,853,209	-£4,824,258	-£5,363,730
60% LAR : 40% CIR	5%	£2,311,593	-£3,958,354	-£5,071,402	-£5,135,881	-£5,297,081	-£6,264,277	-£6,801,608
60% LAR : 40% CIR	10%	£605,935	-£5,415,028	-£6,523,986	-£6,588,229	-£6,748,835	-£7,712,472	-£8,247,825
60% LAR : 40% CIR	15%	-£1,106,849	-£6,879,102	-£7,984,307	-£8,048,332	-£8,208,393	-£9,168,763	-£9,702,301
60% LAR : 40% CIR	20%	-£2,826,688	-£8,350,504	-£9,452,288	-£9,516,114	-£9,675,679	-£10,633,069	-£11,164,952
60% LAR : 40% CIR	25%	-£4,553,513	-£9,829,161	-£10,927,854	-£10,991,500	-£11,150,616	-£12,105,312	-£12,636,344
60% LAR : 40% CIR	30%	-£6,287,254	-£11,314,999	-£12,410,927	-£12,474,413	-£12,633,127	-£13,593,005	-£14,130,125
60% LAR : 40% CIR	35%	-£8,027,840	-£12,807,947	-£13,906,305	-£13,970,615	-£14,131,390	-£15,096,041	-£15,631,959
60% LAR : 40% CIR	40%	-£9,775,201	-£14,311,463	-£15,419,478	-£15,483,662	-£15,644,123	-£16,606,892	-£17,141,763
60% LAR : 40% CIR	45%	-£11,529,267	-£15,833,860	-£16,940,040	-£17,004,118	-£17,164,312	-£18,125,477	-£18,659,457
60% LAR : 40% CIR	50%	-£13,289,967	-£17,363,253	-£18,467,917	-£18,531,906	-£18,691,879	-£19,668,388	-£20,226,413

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,996,173	£5,476,964	£4,359,489	£4,294,752	£4,132,910	£3,161,860	£2,622,389
60% LAR : 40% CIR	5%	£10,297,711	£4,027,764	£2,914,716	£2,850,237	£2,689,037	£1,721,841	£1,184,511
60% LAR : 40% CIR	10%	£8,592,053	£2,571,090	£1,462,132	£1,397,890	£1,237,283	£273,646	-£261,707
60% LAR : 40% CIR	15%	£6,879,269	£1,107,016	£1,811	-£62,214	-£222,274	-£1,182,644	-£1,716,182
60% LAR : 40% CIR	20%	£5,159,430	-£364,386	-£1,466,170	-£1,529,996	-£1,689,561	-£2,646,951	-£3,178,834
60% LAR : 40% CIR	25%	£3,432,605	-£1,843,042	-£2,941,735	-£3,005,381	-£3,164,498	-£4,119,193	-£4,650,225
60% LAR : 40% CIR	30%	£1,698,865	-£3,328,880	-£4,424,809	-£4,488,294	-£4,647,008	-£5,606,887	-£6,144,006
60% LAR : 40% CIR	35%	-£41,721	-£4,821,828	-£5,920,187	-£5,984,497	-£6,145,271	-£7,109,923	-£7,645,840
60% LAR : 40% CIR	40%	-£1,789,082	-£6,325,344	-£7,433,359	-£7,497,544	-£7,658,005	-£8,620,774	-£9,155,645
60% LAR : 40% CIR	45%	-£3,543,148	-£7,847,742	-£8,953,922	-£9,018,000	-£9,178,194	-£10,139,358	-£10,673,338
60% LAR : 40% CIR	50%	-£5,303,849	-£9,377,134	-£10,481,798	-£10,545,788	-£10,705,760	-£11,682,269	-£12,240,295

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,305,252	£8,786,043	£7,668,567	£7,603,831	£7,441,989	£6,470,939	£5,931,468
60% LAR : 40% CIR	5%	£13,606,790	£7,336,843	£6,223,795	£6,159,316	£5,998,116	£5,030,920	£4,493,590
60% LAR : 40% CIR	10%	£11,901,132	£5,880,169	£4,771,211	£4,706,969	£4,546,362	£3,582,725	£3,047,372
60% LAR : 40% CIR	15%	£10,188,348	£4,416,095	£3,310,890	£3,246,865	£3,086,805	£2,126,435	£1,592,897
60% LAR : 40% CIR	20%	£8,468,509	£2,944,693	£1,842,909	£1,779,083	£1,619,518	£662,128	£130,245
60% LAR : 40% CIR	25%	£6,741,684	£1,466,037	£367,344	£303,698	£144,581	-£810,115	-£1,341,146
60% LAR : 40% CIR	30%	£5,007,944	-£19,801	-£1,115,730	-£1,179,215	-£1,337,929	-£2,297,808	-£2,834,928
60% LAR : 40% CIR	35%	£3,267,357	-£1,512,749	-£2,611,108	-£2,675,418	-£2,836,192	-£3,800,844	-£4,336,762
60% LAR : 40% CIR	40%	£1,519,997	-£3,016,265	-£4,124,280	-£4,188,465	-£4,348,926	-£5,311,695	-£5,846,566
60% LAR : 40% CIR	45%	-£234,069	-£4,538,663	-£5,644,843	-£5,708,921	-£5,869,115	-£6,830,279	-£7,364,259
60% LAR : 40% CIR	50%	-£1,994,770	-£6,068,055	-£7,172,719	-£7,236,709	-£7,396,681	-£8,373,190	-£8,931,216

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£19,216,897	£12,697,688	£11,580,212	£11,515,475	£11,353,634	£10,382,584	£9,843,113
60% LAR : 40% CIR	5%	£17,518,435	£11,248,488	£10,135,440	£10,070,961	£9,909,761	£8,942,565	£8,405,234
60% LAR : 40% CIR	10%	£15,812,777	£9,791,814	£8,682,856	£8,618,613	£8,458,007	£7,494,370	£6,959,017
60% LAR : 40% CIR	15%	£14,099,993	£8,327,740	£7,222,535	£7,158,510	£6,998,449	£6,038,079	£5,504,541
60% LAR : 40% CIR	20%	£12,380,154	£6,856,338	£5,754,554	£5,690,728	£5,531,163	£4,573,773	£4,041,890
60% LAR : 40% CIR	25%	£10,653,329	£5,377,681	£4,278,988	£4,215,342	£4,056,226	£3,101,530	£2,570,498
60% LAR : 40% CIR	30%	£8,919,589	£3,891,843	£2,795,915	£2,732,430	£2,573,715	£1,613,837	£1,076,717
60% LAR : 40% CIR	35%	£7,179,002	£2,398,896	£1,300,537	£1,236,227	£1,075,452	£110,801	-£425,117
60% LAR : 40% CIR	40%	£5,431,641	£895,380	-£212,636	-£276,820	-£437,281	-£1,400,050	-£1,934,921
60% LAR : 40% CIR	45%	£3,677,576	-£627,018	-£1,733,198	-£1,797,276	-£1,957,470	-£2,918,635	-£3,452,615
60% LAR : 40% CIR	50%	£1,916,875	-£2,156,410	-£3,261,074	-£3,325,064	-£3,485,037	-£4,461,546	-£5,019,571

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats

Value Area | **Zone C - £1,500 psf**

No Units	**75**
Site Area	**0.2 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
		£28,583,088	£21,979,129	£20,861,652	£20,796,915	£20,635,075	£19,664,025	£19,124,553
60% LAR : 40% CIR	5%	£26,619,616	£20,269,156	£19,156,108	£19,091,629	£18,930,429	£17,963,233	£17,425,902
60% LAR : 40% CIR	10%	£24,648,948	£18,551,709	£17,442,751	£17,378,508	£17,217,902	£16,254,265	£15,718,912
60% LAR : 40% CIR	15%	£22,671,154	£16,826,862	£15,721,657	£15,657,633	£15,497,571	£14,537,203	£14,003,663
60% LAR : 40% CIR	20%	£20,686,305	£15,094,688	£13,992,904	£13,929,077	£13,769,512	£12,812,123	£12,280,240
60% LAR : 40% CIR	25%	£18,694,469	£13,355,258	£12,256,565	£12,192,919	£12,033,803	£11,079,107	£10,548,721
60% LAR : 40% CIR	30%	£16,695,718	£11,608,647	£10,512,720	£10,449,235	£10,290,520	£9,338,236	£8,809,189
60% LAR : 40% CIR	35%	£14,690,123	£9,854,928	£8,761,442	£8,698,099	£8,539,740	£7,589,586	£7,061,723
60% LAR : 40% CIR	40%	£12,677,751	£8,094,171	£7,002,808	£6,939,589	£6,781,539	£5,833,240	£5,298,714
60% LAR : 40% CIR	45%	£10,658,675	£6,326,452	£5,236,467	£5,172,389	£5,012,195	£4,051,031	£3,517,051
60% LAR : 40% CIR	50%	£8,632,964	£4,549,284	£3,444,620	£3,380,632	£3,220,658	£2,260,822	£1,727,580

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
	0%	£9,310,260	£2,706,300	£1,588,823	£1,524,087	£1,362,246	£391,196	-£148,276
60% LAR : 40% CIR	5%	£7,346,787	£996,327	-£116,721	-£181,200	-£342,400	-£1,309,596	-£1,846,927
60% LAR : 40% CIR	10%	£5,376,119	-£721,120	-£1,830,078	-£1,894,321	-£2,054,927	-£3,018,564	-£3,553,917
60% LAR : 40% CIR	15%	£3,398,325	-£2,445,967	-£3,551,172	-£3,615,196	-£3,775,258	-£4,735,626	-£5,269,165
60% LAR : 40% CIR	20%	£1,413,476	-£4,178,141	-£5,279,925	-£5,343,752	-£5,503,317	-£6,460,706	-£6,992,589
60% LAR : 40% CIR	25%	-£578,360	-£5,917,570	-£7,016,263	-£7,079,910	-£7,239,026	-£8,193,722	-£8,724,108
60% LAR : 40% CIR	30%	-£2,577,111	-£7,664,182	-£8,760,109	-£8,823,594	-£8,982,309	-£9,934,593	-£10,463,640
60% LAR : 40% CIR	35%	-£4,582,706	-£9,417,901	-£10,511,387	-£10,574,730	-£10,733,089	-£11,683,243	-£12,211,106
60% LAR : 40% CIR	40%	-£6,595,078	-£11,178,658	-£12,270,021	-£12,333,240	-£12,491,290	-£13,439,589	-£13,974,114
60% LAR : 40% CIR	45%	-£8,614,154	-£12,946,377	-£14,036,362	-£14,100,440	-£14,260,634	-£15,221,798	-£15,755,778
60% LAR : 40% CIR	50%	-£10,639,865	-£14,723,545	-£15,828,209	-£15,892,197	-£16,052,171	-£17,012,007	-£17,545,249

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
	0%	£17,296,378	£10,692,419	£9,574,942	£9,510,205	£9,348,364	£8,377,315	£7,837,842
60% LAR : 40% CIR	5%	£15,332,905	£8,982,445	£7,869,398	£7,804,918	£7,643,719	£6,676,523	£6,139,191
60% LAR : 40% CIR	10%	£13,362,238	£7,264,999	£6,156,041	£6,091,798	£5,931,192	£4,967,555	£4,432,202
60% LAR : 40% CIR	15%	£11,384,443	£5,540,152	£4,434,947	£4,370,923	£4,210,861	£3,250,492	£2,716,953
60% LAR : 40% CIR	20%	£9,399,594	£3,807,977	£2,706,194	£2,642,367	£2,482,802	£1,525,413	£993,530
60% LAR : 40% CIR	25%	£7,407,759	£2,068,548	£969,855	£906,209	£747,093	-£207,603	-£737,990
60% LAR : 40% CIR	30%	£5,409,007	£321,937	-£773,990	-£837,476	-£996,190	-£1,948,475	-£2,477,522
60% LAR : 40% CIR	35%	£3,403,412	-£1,431,783	-£2,525,269	-£2,588,612	-£2,746,971	-£3,697,125	-£4,224,988
60% LAR : 40% CIR	40%	£1,391,041	-£3,192,539	-£4,283,902	-£4,347,122	-£4,505,171	-£5,453,471	-£5,987,996
60% LAR : 40% CIR	45%	-£628,036	-£4,960,259	-£6,050,243	-£6,114,321	-£6,274,515	-£7,235,680	-£7,769,660
60% LAR : 40% CIR	50%	-£2,653,746	-£6,737,426	-£7,842,090	-£7,906,079	-£8,066,052	-£9,025,888	-£9,559,130

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
	0%	£20,605,457	£14,001,498	£12,884,021	£12,819,284	£12,657,443	£11,686,394	£11,146,921
60% LAR : 40% CIR	5%	£18,641,984	£12,291,524	£11,178,476	£11,113,997	£10,952,798	£9,985,602	£9,448,270
60% LAR : 40% CIR	10%	£16,671,317	£10,574,078	£9,465,119	£9,400,877	£9,240,271	£8,276,633	£7,741,280
60% LAR : 40% CIR	15%	£14,693,522	£8,849,231	£7,744,026	£7,680,002	£7,519,940	£6,559,571	£6,026,032
60% LAR : 40% CIR	20%	£12,708,673	£7,117,056	£6,015,272	£5,951,446	£5,791,881	£4,834,492	£4,302,608
60% LAR : 40% CIR	25%	£10,716,838	£5,377,627	£4,278,934	£4,215,288	£4,056,171	£3,101,476	£2,571,089
60% LAR : 40% CIR	30%	£8,718,086	£3,631,016	£2,535,089	£2,471,603	£2,312,889	£1,360,604	£831,557
60% LAR : 40% CIR	35%	£6,712,491	£1,877,296	£783,810	£720,467	£562,108	-£388,046	-£915,909
60% LAR : 40% CIR	40%	£4,700,120	£116,540	-£974,823	-£1,038,043	-£1,196,092	-£2,144,392	-£2,678,917
60% LAR : 40% CIR	45%	£2,681,043	-£1,651,180	-£2,741,164	-£2,805,242	-£2,965,436	-£3,926,601	-£4,460,581
60% LAR : 40% CIR	50%	£655,332	-£3,428,347	-£4,533,011	-£4,597,000	-£4,756,974	-£5,716,809	-£6,250,051

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
	0%	£24,517,102	£17,913,142	£16,795,666	£16,730,929	£16,569,088	£15,598,038	£15,058,566
60% LAR : 40% CIR	5%	£22,553,629	£16,203,169	£15,090,121	£15,025,642	£14,864,442	£13,897,246	£13,359,915
60% LAR : 40% CIR	10%	£20,582,961	£14,485,722	£13,376,764	£13,312,522	£13,151,915	£12,188,278	£11,652,925
60% LAR : 40% CIR	15%	£18,605,167	£12,760,875	£11,655,670	£11,591,646	£11,431,585	£10,471,216	£9,937,677
60% LAR : 40% CIR	20%	£16,620,318	£11,028,701	£9,926,917	£9,863,090	£9,703,525	£8,746,136	£8,214,253
60% LAR : 40% CIR	25%	£14,628,482	£9,289,272	£8,190,579	£8,126,933	£7,967,816	£7,013,120	£6,482,734
60% LAR : 40% CIR	30%	£12,629,731	£7,542,660	£6,446,733	£6,383,248	£6,224,534	£5,272,249	£4,743,202
60% LAR : 40% CIR	35%	£10,624,136	£5,788,941	£4,695,455	£4,632,112	£4,473,753	£3,523,599	£2,995,736
60% LAR : 40% CIR	40%	£8,611,764	£4,028,184	£2,936,822	£2,873,602	£2,715,553	£1,767,253	£1,232,728
60% LAR : 40% CIR	45%	£6,592,688	£2,260,465	£1,170,480	£1,106,402	£946,208	-£14,956	-£548,936
60% LAR : 40% CIR	50%	£4,566,977	£483,298	-£621,367	-£685,355	-£845,329	-£1,805,164	-£2,338,407

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats		**Value Area**	**Zone C - £1,750 psf**

No Units	**75**
Site Area	**0.2 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£37,406,227	£30,671,551	£29,554,075	£29,489,338	£29,327,498	£28,356,448	£27,816,975
60% LAR : 40% CIR	5%	£35,009,052	£28,526,957	£27,413,910	£27,349,430	£27,188,230	£26,221,034	£25,683,704
60% LAR : 40% CIR	10%	£32,599,256	£26,374,890	£25,265,931	£25,201,689	£25,041,083	£24,077,445	£23,542,093
60% LAR : 40% CIR	15%	£30,179,778	£24,215,422	£23,110,217	£23,046,192	£22,886,130	£21,925,761	£21,392,223
60% LAR : 40% CIR	20%	£27,753,244	£22,048,626	£20,946,842	£20,883,015	£20,723,451	£19,766,061	£19,234,178
60% LAR : 40% CIR	25%	£25,319,725	£19,874,576	£18,775,883	£18,712,237	£18,553,120	£17,598,425	£17,068,038
60% LAR : 40% CIR	30%	£22,879,291	£17,693,343	£16,597,416	£16,533,930	£16,375,216	£15,422,931	£14,893,884
60% LAR : 40% CIR	35%	£20,432,010	£15,505,003	£14,411,517	£14,348,174	£14,189,815	£13,239,661	£12,711,798
60% LAR : 40% CIR	40%	£17,977,956	£13,309,625	£12,218,263	£12,155,042	£11,996,993	£11,048,693	£10,521,861
60% LAR : 40% CIR	45%	£15,517,196	£11,107,284	£10,017,729	£9,954,614	£9,796,827	£8,850,108	£8,324,153
60% LAR : 40% CIR	50%	£13,049,802	£8,898,054	£7,809,991	£7,746,964	£7,589,395	£6,643,986	£6,118,757

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,133,398	£11,398,722	£10,281,246	£10,216,509	£10,054,669	£9,083,619	£8,544,147
60% LAR : 40% CIR	5%	£15,736,223	£9,254,128	£8,141,081	£8,076,601	£7,915,401	£6,948,205	£6,410,875
60% LAR : 40% CIR	10%	£13,326,427	£7,102,061	£5,993,103	£5,928,860	£5,768,254	£4,804,617	£4,269,264
60% LAR : 40% CIR	15%	£10,906,949	£4,942,593	£3,837,388	£3,773,363	£3,613,301	£2,652,932	£2,119,394
60% LAR : 40% CIR	20%	£8,480,415	£2,775,797	£1,674,013	£1,610,186	£1,450,622	£493,232	-£38,651
60% LAR : 40% CIR	25%	£6,046,896	£601,747	-£496,946	-£560,592	-£719,708	-£1,674,404	-£2,204,791
60% LAR : 40% CIR	30%	£3,606,462	-£1,579,486	-£2,675,413	-£2,738,899	-£2,897,613	-£3,849,898	-£4,378,945
60% LAR : 40% CIR	35%	£1,159,181	-£3,767,826	-£4,861,312	-£4,924,655	-£5,083,014	-£6,033,168	-£6,561,031
60% LAR : 40% CIR	40%	-£1,294,873	-£5,963,204	-£7,054,566	-£7,117,787	-£7,275,836	-£8,224,136	-£8,750,968
60% LAR : 40% CIR	45%	-£3,755,633	-£8,165,545	-£9,255,100	-£9,318,215	-£9,476,001	-£10,422,721	-£10,948,676
60% LAR : 40% CIR	50%	-£6,223,027	-£10,374,775	-£11,462,838	-£11,525,865	-£11,683,433	-£12,628,843	-£13,154,072

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£26,119,516	£19,384,840	£18,267,365	£18,202,628	£18,040,787	£17,069,737	£16,530,265
60% LAR : 40% CIR	5%	£23,722,341	£17,240,247	£16,127,200	£16,062,719	£15,901,520	£14,934,324	£14,396,993
60% LAR : 40% CIR	10%	£21,312,545	£15,088,179	£13,979,221	£13,914,978	£13,754,372	£12,790,735	£12,255,382
60% LAR : 40% CIR	15%	£18,893,067	£12,928,711	£11,823,506	£11,759,481	£11,599,420	£10,639,051	£10,105,513
60% LAR : 40% CIR	20%	£16,466,533	£10,761,915	£9,660,132	£9,596,305	£9,436,741	£8,479,351	£7,947,468
60% LAR : 40% CIR	25%	£14,033,014	£8,587,865	£7,489,172	£7,425,526	£7,266,410	£6,311,714	£5,781,328
60% LAR : 40% CIR	30%	£11,592,580	£6,406,632	£5,310,705	£5,247,220	£5,088,506	£4,136,221	£3,607,174
60% LAR : 40% CIR	35%	£9,145,300	£4,218,292	£3,124,806	£3,061,463	£2,903,104	£1,952,950	£1,425,087
60% LAR : 40% CIR	40%	£6,691,246	£2,022,914	£931,552	£868,332	£710,282	-£238,017	-£764,850
60% LAR : 40% CIR	45%	£4,230,485	-£179,426	-£1,268,982	-£1,332,096	-£1,489,883	-£2,436,602	-£2,962,558
60% LAR : 40% CIR	50%	£1,763,091	-£2,388,656	-£3,476,719	-£3,539,746	-£3,697,315	-£4,642,725	-£5,167,953

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£29,428,595	£22,693,919	£21,576,444	£21,511,707	£21,349,866	£20,378,816	£19,839,344
60% LAR : 40% CIR	5%	£27,031,420	£20,549,326	£19,436,279	£19,371,798	£19,210,599	£18,243,403	£17,706,072
60% LAR : 40% CIR	10%	£24,621,624	£18,397,258	£17,288,300	£17,224,057	£17,063,451	£16,099,814	£15,564,461
60% LAR : 40% CIR	15%	£22,202,146	£16,237,790	£15,132,585	£15,068,560	£14,908,499	£13,948,130	£13,414,592
60% LAR : 40% CIR	20%	£19,775,612	£14,070,994	£12,969,211	£12,905,384	£12,745,820	£11,788,430	£11,256,547
60% LAR : 40% CIR	25%	£17,342,093	£11,896,944	£10,798,251	£10,734,605	£10,575,489	£9,620,793	£9,090,407
60% LAR : 40% CIR	30%	£14,901,659	£9,715,711	£8,619,784	£8,556,299	£8,397,585	£7,445,300	£6,916,253
60% LAR : 40% CIR	35%	£12,454,379	£7,527,371	£6,433,885	£6,370,542	£6,212,183	£5,262,029	£4,734,166
60% LAR : 40% CIR	40%	£10,000,325	£5,331,993	£4,240,631	£4,177,411	£4,019,361	£3,071,061	£2,544,229
60% LAR : 40% CIR	45%	£7,539,564	£3,129,653	£2,040,097	£1,976,983	£1,819,196	£872,477	£346,521
60% LAR : 40% CIR	50%	£5,072,170	£920,423	-£167,640	-£230,667	-£388,236	-£1,333,646	-£1,858,874

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£33,340,240	£26,605,564	£25,488,088	£25,423,351	£25,261,511	£24,290,461	£23,750,989
60% LAR : 40% CIR	5%	£30,943,065	£24,460,970	£23,347,923	£23,283,443	£23,122,243	£22,155,047	£21,617,717
60% LAR : 40% CIR	10%	£28,533,269	£22,308,903	£21,199,945	£21,135,702	£20,975,096	£20,011,459	£19,476,106
60% LAR : 40% CIR	15%	£26,113,791	£20,149,435	£19,044,230	£18,980,205	£18,820,143	£17,859,774	£17,326,236
60% LAR : 40% CIR	20%	£23,687,257	£17,982,639	£16,880,855	£16,817,028	£16,657,464	£15,700,074	£15,168,191
60% LAR : 40% CIR	25%	£21,253,738	£15,808,589	£14,709,896	£14,646,250	£14,487,134	£13,532,438	£13,002,052
60% LAR : 40% CIR	30%	£18,813,304	£13,627,356	£12,531,429	£12,467,943	£12,309,229	£11,356,944	£10,827,897
60% LAR : 40% CIR	35%	£16,366,024	£11,439,016	£10,345,530	£10,282,187	£10,123,828	£9,173,674	£8,645,811
60% LAR : 40% CIR	40%	£13,911,969	£9,243,638	£8,152,276	£8,089,055	£7,931,006	£6,982,706	£6,455,874
60% LAR : 40% CIR	45%	£11,451,209	£7,041,298	£5,951,742	£5,888,627	£5,730,841	£4,784,121	£4,258,166
60% LAR : 40% CIR	50%	£8,983,815	£4,832,067	£3,744,004	£3,680,977	£3,523,409	£2,577,999	£2,052,770

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats	
No Units	**75**
Site Area	**0.2 Ha**

Value Area	**Zone C - £1,900 psf**	
Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
		£42,674,176	£35,887,005	£34,769,529	£34,704,793	£34,542,951	£33,571,901
60% LAR : 40% CIR	5%	£40,013,604	£33,481,638	£32,368,590	£32,304,111	£32,142,912	£31,175,716
60% LAR : 40% CIR	10%	£37,345,943	£31,068,798	£29,959,840	£29,895,597	£29,734,991	£28,771,354
60% LAR : 40% CIR	15%	£34,671,263	£28,648,557	£27,543,352	£27,479,328	£27,319,266	£26,358,898
60% LAR : 40% CIR	20%	£31,989,633	£26,220,989	£25,119,204	£25,055,379	£24,895,814	£23,938,424
60% LAR : 40% CIR	25%	£29,294,878	£23,786,166	£22,687,473	£22,623,827	£22,464,711	£21,510,015
60% LAR : 40% CIR	30%	£26,589,434	£21,344,161	£20,248,233	£20,184,747	£20,026,033	£19,073,749
60% LAR : 40% CIR	35%	£23,877,144	£18,895,047	£17,801,562	£17,738,218	£17,579,859	£16,629,706
60% LAR : 40% CIR	40%	£21,158,079	£16,438,897	£15,347,535	£15,284,314	£15,126,265	£14,177,965
60% LAR : 40% CIR	45%	£18,432,308	£13,975,785	£12,886,228	£12,823,113	£12,665,327	£11,718,607
60% LAR : 40% CIR	50%	£15,699,903	£11,505,780	£10,417,718	£10,354,691	£10,197,123	£9,251,712

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
	0%	£23,401,347	£16,614,176	£15,496,700	£15,431,964	£15,270,122	£14,299,072
60% LAR : 40% CIR	5%	£20,740,775	£14,208,809	£13,095,762	£13,031,282	£12,870,083	£11,902,887
60% LAR : 40% CIR	10%	£18,073,114	£11,795,969	£10,687,011	£10,622,768	£10,462,162	£9,498,525
60% LAR : 40% CIR	15%	£15,398,434	£9,375,728	£8,270,523	£8,206,499	£8,046,437	£7,086,069
60% LAR : 40% CIR	20%	£12,716,804	£6,948,160	£5,846,375	£5,782,550	£5,622,985	£4,665,595
60% LAR : 40% CIR	25%	£10,022,049	£4,513,337	£3,414,644	£3,350,998	£3,191,882	£2,237,186
60% LAR : 40% CIR	30%	£7,316,605	£2,071,332	£975,404	£911,919	£753,204	-£199,080
60% LAR : 40% CIR	35%	£4,604,315	-£377,782	-£1,471,267	-£1,534,611	-£1,692,970	-£2,643,123
60% LAR : 40% CIR	40%	£1,885,250	-£2,833,932	-£3,925,294	-£3,988,515	-£4,146,564	-£5,094,864
60% LAR : 40% CIR	45%	-£840,521	-£5,297,044	-£6,386,601	-£6,449,715	-£6,607,502	-£7,554,222
60% LAR : 40% CIR	50%	-£3,572,926	-£7,767,049	-£8,855,111	-£8,918,138	-£9,075,706	-£10,021,117

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
	0%	£31,387,466	£24,600,295	£23,482,818	£23,418,082	£23,256,240	£22,285,191
60% LAR : 40% CIR	5%	£28,726,894	£22,194,928	£21,081,880	£21,017,401	£20,856,201	£19,889,005
60% LAR : 40% CIR	10%	£26,059,232	£19,782,087	£18,673,129	£18,608,887	£18,448,280	£17,484,643
60% LAR : 40% CIR	15%	£23,384,552	£17,361,847	£16,256,642	£16,192,618	£16,032,556	£15,072,187
60% LAR : 40% CIR	20%	£20,702,922	£14,934,279	£13,832,494	£13,768,668	£13,609,103	£12,651,714
60% LAR : 40% CIR	25%	£18,008,168	£12,499,456	£11,400,763	£11,337,116	£11,178,000	£10,223,304
60% LAR : 40% CIR	30%	£15,302,723	£10,057,451	£8,961,523	£8,898,037	£8,739,323	£7,787,038
60% LAR : 40% CIR	35%	£12,590,434	£7,608,336	£6,514,852	£6,451,507	£6,293,148	£5,342,995
60% LAR : 40% CIR	40%	£9,871,369	£5,152,186	£4,060,824	£3,997,604	£3,839,554	£2,891,255
60% LAR : 40% CIR	45%	£7,145,598	£2,689,074	£1,599,518	£1,536,403	£1,378,616	£431,897
60% LAR : 40% CIR	50%	£4,413,193	£219,070	-£868,992	-£932,019	-£1,089,588	-£2,034,999

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
	0%	£34,696,545	£27,909,374	£26,791,897	£26,727,161	£26,565,319	£25,594,270
60% LAR : 40% CIR	5%	£32,035,972	£25,504,007	£24,390,959	£24,326,480	£24,165,280	£23,198,084
60% LAR : 40% CIR	10%	£29,368,311	£23,091,166	£21,982,208	£21,917,966	£21,757,359	£20,793,722
60% LAR : 40% CIR	15%	£26,693,631	£20,670,926	£19,565,721	£19,501,697	£19,341,635	£18,381,266
60% LAR : 40% CIR	20%	£24,012,001	£18,243,358	£17,141,573	£17,077,747	£16,918,182	£15,960,793
60% LAR : 40% CIR	25%	£21,317,247	£15,808,535	£14,709,842	£14,646,195	£14,487,079	£13,532,383
60% LAR : 40% CIR	30%	£18,611,802	£13,366,530	£12,270,602	£12,207,116	£12,048,402	£11,096,117
60% LAR : 40% CIR	35%	£15,899,513	£10,917,415	£9,823,931	£9,760,586	£9,602,227	£8,652,074
60% LAR : 40% CIR	40%	£13,180,448	£8,461,265	£7,369,903	£7,306,683	£7,148,633	£6,200,334
60% LAR : 40% CIR	45%	£10,454,677	£5,998,153	£4,908,596	£4,845,482	£4,687,695	£3,740,976
60% LAR : 40% CIR	50%	£7,722,272	£3,528,149	£2,440,087	£2,377,060	£2,219,491	£1,274,080

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
	0%	£38,608,189	£31,821,018	£30,703,542	£30,638,806	£30,476,964	£29,505,914
60% LAR : 40% CIR	5%	£35,947,617	£29,415,652	£28,302,604	£28,238,124	£28,076,925	£27,109,729
60% LAR : 40% CIR	10%	£33,279,956	£27,002,811	£25,893,853	£25,829,610	£25,669,004	£24,705,367
60% LAR : 40% CIR	15%	£30,605,276	£24,582,570	£23,477,365	£23,413,341	£23,253,280	£22,292,911
60% LAR : 40% CIR	20%	£27,923,646	£22,155,002	£21,053,218	£20,989,392	£20,829,827	£19,872,438
60% LAR : 40% CIR	25%	£25,228,891	£19,720,179	£18,621,486	£18,557,840	£18,398,724	£17,444,028
60% LAR : 40% CIR	30%	£22,523,447	£17,278,174	£16,182,246	£16,118,761	£15,960,046	£15,007,762
60% LAR : 40% CIR	35%	£19,811,157	£14,829,060	£13,735,575	£13,672,231	£13,513,872	£12,563,719
60% LAR : 40% CIR	40%	£17,092,092	£12,372,910	£11,281,548	£11,218,327	£11,060,278	£10,111,978
60% LAR : 40% CIR	45%	£14,366,321	£9,909,798	£8,820,241	£8,757,127	£8,599,340	£7,652,621
60% LAR : 40% CIR	50%	£11,633,917	£7,439,793	£6,351,732	£6,288,705	£6,131,136	£5,185,725

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats	
No Units	75
Site Area	0.2 Ha

Value Area	Zone C - £2,000 psf	
Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon	Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
£33,032,430			£46,186,144	£39,363,974	£38,246,498	£38,181,761	£38,019,919	£37,048,871	£36,509,398
£30,638,384	60% LAR : 40% CIR	5%	£43,349,972	£36,784,758	£35,671,711	£35,607,231	£35,446,032	£34,478,836	£33,941,505
£28,236,001	60% LAR : 40% CIR	10%	£40,506,713	£34,198,070	£33,089,112	£33,024,869	£32,864,263	£31,900,626	£31,365,273
£25,825,359	60% LAR : 40% CIR	15%	£37,656,434	£31,603,981	£30,498,776	£30,434,752	£30,274,690	£29,314,321	£28,780,783
£23,406,541	60% LAR : 40% CIR	20%	£34,799,206	£29,002,564	£27,900,780	£27,836,954	£27,677,389	£26,719,999	£26,188,116
£20,979,629	60% LAR : 40% CIR	25%	£31,935,097	£26,393,892	£25,295,199	£25,231,553	£25,072,438	£24,117,741	£23,587,355
£18,544,701	60% LAR : 40% CIR	30%	£29,062,863	£23,778,040	£22,682,112	£22,618,626	£22,459,912	£21,507,627	£20,978,580
£16,101,842	60% LAR : 40% CIR	35%	£26,173,899	£21,155,078	£20,061,592	£19,998,248	£19,839,889	£18,889,736	£18,361,873
£13,651,133	60% LAR : 40% CIR	40%	£23,278,160	£18,525,079	£17,433,716	£17,370,496	£17,212,446	£16,264,147	£15,737,314
£11,192,653	60% LAR : 40% CIR	45%	£20,375,717	£15,888,117	£14,798,561	£14,735,447	£14,577,660	£13,630,941	£13,104,985
£8,726,484	60% LAR : 40% CIR	50%	£17,466,639	£13,244,265	£12,156,203	£12,093,175	£11,935,607	£10,990,196	£10,464,969

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon	Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
£13,759,601		0%	£26,913,315	£20,091,145	£18,973,669	£18,908,932	£18,747,090	£17,776,042	£17,236,569
£11,365,555	60% LAR : 40% CIR	5%	£24,077,143	£17,511,929	£16,398,882	£16,334,402	£16,173,203	£15,206,007	£14,668,676
£8,963,172	60% LAR : 40% CIR	10%	£21,233,884	£14,925,241	£13,816,283	£13,752,040	£13,591,434	£12,627,797	£12,092,444
£6,552,530	60% LAR : 40% CIR	15%	£18,383,605	£12,331,152	£11,225,947	£11,161,923	£11,001,861	£10,041,492	£9,507,954
£4,133,712	60% LAR : 40% CIR	20%	£15,526,377	£9,729,735	£8,627,951	£8,564,125	£8,404,560	£7,447,170	£6,915,287
£1,706,800	60% LAR : 40% CIR	25%	£12,662,268	£7,121,063	£6,022,370	£5,958,724	£5,799,609	£4,844,912	£4,314,526
-£728,128	60% LAR : 40% CIR	30%	£9,790,034	£4,505,211	£3,409,283	£3,345,797	£3,187,083	£2,234,798	£1,705,751
-£3,170,987	60% LAR : 40% CIR	35%	£6,901,070	£1,882,249	£788,763	£725,419	£567,060	-£383,093	-£910,956
-£5,621,696	60% LAR : 40% CIR	40%	£4,005,331	-£747,750	-£1,839,113	-£1,902,333	-£2,060,383	-£3,008,682	-£3,535,515
-£8,080,176	60% LAR : 40% CIR	45%	£1,102,888	-£3,384,712	-£4,474,267	-£4,537,382	-£4,695,169	-£5,641,888	-£6,167,844
-£10,546,345	60% LAR : 40% CIR	50%	-£1,806,190	-£6,028,564	-£7,116,626	-£7,179,654	-£7,337,222	-£8,282,632	-£8,807,860

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon	Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
£21,745,719		0%	£34,899,433	£28,077,263	£26,959,788	£26,895,051	£26,733,209	£25,762,160	£25,222,688
£19,351,673	60% LAR : 40% CIR	5%	£32,063,262	£25,498,048	£24,385,001	£24,320,521	£24,159,322	£23,192,126	£22,654,794
£16,949,290	60% LAR : 40% CIR	10%	£29,220,002	£22,911,360	£21,802,401	£21,738,159	£21,577,553	£20,613,915	£20,078,562
£14,538,648	60% LAR : 40% CIR	15%	£26,369,724	£20,317,270	£19,212,065	£19,148,041	£18,987,979	£18,027,611	£17,494,073
£12,119,831	60% LAR : 40% CIR	20%	£23,512,496	£17,715,853	£16,614,070	£16,550,244	£16,390,679	£15,433,289	£14,901,406
£9,692,918	60% LAR : 40% CIR	25%	£20,648,387	£15,107,182	£14,008,489	£13,944,843	£13,785,727	£12,831,031	£12,300,644
£7,257,991	60% LAR : 40% CIR	30%	£17,776,153	£12,491,329	£11,395,401	£11,331,915	£11,173,201	£10,220,916	£9,691,869
£4,815,132	60% LAR : 40% CIR	35%	£14,887,188	£9,868,367	£8,774,881	£8,711,537	£8,553,178	£7,603,025	£7,075,162
£2,364,422	60% LAR : 40% CIR	40%	£11,991,450	£7,238,368	£6,147,005	£6,083,786	£5,925,735	£4,977,437	£4,450,603
-£94,058	60% LAR : 40% CIR	45%	£9,089,007	£4,601,406	£3,511,851	£3,448,736	£3,290,950	£2,344,230	£1,818,275
-£2,560,226	60% LAR : 40% CIR	50%	£6,179,928	£1,957,554	£869,493	£806,465	£648,897	-£296,514	-£821,741

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon	Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
£25,054,798		0%	£38,208,512	£31,386,342	£30,268,866	£30,204,130	£30,042,288	£29,071,239	£28,531,767
£22,660,752	60% LAR : 40% CIR	5%	£35,372,341	£28,807,127	£27,694,080	£27,629,599	£27,468,401	£26,501,205	£25,963,873
£20,258,369	60% LAR : 40% CIR	10%	£32,529,081	£26,220,439	£25,111,480	£25,047,238	£24,886,632	£23,922,994	£23,387,641
£17,847,727	60% LAR : 40% CIR	15%	£29,678,803	£23,626,349	£22,521,144	£22,457,120	£22,297,058	£21,336,689	£20,803,151
£15,428,910	60% LAR : 40% CIR	20%	£26,821,575	£21,024,932	£19,923,149	£19,859,323	£19,699,758	£18,742,368	£18,210,485
£13,001,997	60% LAR : 40% CIR	25%	£23,957,466	£18,416,261	£17,317,568	£17,253,922	£17,094,806	£16,140,109	£15,609,723
£10,567,070	60% LAR : 40% CIR	30%	£21,085,232	£15,800,408	£14,704,480	£14,640,994	£14,482,280	£13,529,995	£13,000,948
£8,124,210	60% LAR : 40% CIR	35%	£18,196,267	£13,177,446	£12,083,960	£12,020,616	£11,862,257	£10,912,104	£10,384,241
£5,673,501	60% LAR : 40% CIR	40%	£15,300,529	£10,547,447	£9,456,084	£9,392,865	£9,234,814	£8,286,516	£7,759,682
£3,215,021	60% LAR : 40% CIR	45%	£12,398,086	£7,910,485	£6,820,930	£6,757,815	£6,600,028	£5,653,309	£5,127,354
£748,853	60% LAR : 40% CIR	50%	£9,489,007	£5,266,633	£4,178,572	£4,115,544	£3,957,976	£3,012,565	£2,487,337

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon	Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
£28,966,443		0%	£42,120,157	£35,297,987	£34,180,511	£34,115,774	£33,953,933	£32,982,884	£32,443,411
£26,572,397	60% LAR : 40% CIR	5%	£39,283,985	£32,718,771	£31,605,724	£31,541,244	£31,380,046	£30,412,850	£29,875,518
£24,170,014	60% LAR : 40% CIR	10%	£36,440,726	£30,132,083	£29,023,125	£28,958,882	£28,798,276	£27,834,639	£27,299,286
£21,759,372	60% LAR : 40% CIR	15%	£33,590,448	£27,537,994	£26,432,789	£26,368,765	£26,208,703	£25,248,334	£24,714,796
£19,340,555	60% LAR : 40% CIR	20%	£30,733,219	£24,936,577	£23,834,793	£23,770,968	£23,611,403	£22,654,012	£22,122,129
£16,913,642	60% LAR : 40% CIR	25%	£27,869,111	£22,327,905	£21,229,212	£21,165,566	£21,006,451	£20,051,754	£19,521,368
£14,478,715	60% LAR : 40% CIR	30%	£24,996,876	£19,712,053	£18,616,125	£18,552,639	£18,393,925	£17,441,640	£16,912,593
£12,035,855	60% LAR : 40% CIR	35%	£22,107,912	£17,089,091	£15,995,605	£15,932,261	£15,773,902	£14,823,749	£14,295,886
£9,585,146	60% LAR : 40% CIR	40%	£19,212,173	£14,459,092	£13,367,729	£13,304,510	£13,146,459	£12,198,161	£11,671,327
£7,126,666	60% LAR : 40% CIR	45%	£16,309,731	£11,822,130	£10,732,575	£10,669,460	£10,511,673	£9,564,954	£9,038,998
£4,660,497	60% LAR : 40% CIR	50%	£13,400,652	£9,178,278	£8,090,216	£8,027,188	£7,869,621	£6,924,210	£6,398,982

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats

No Units	**75**
Site Area	**0.2 Ha**

Value Area	**Zone C - RP Periphery £2,250 psf**	
Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£54,966,060	£48,032,614	£46,931,932	£46,868,168	£46,708,759	£45,741,293	£45,201,821
60% LAR : 40% CIR	5%	£51,690,893	£45,028,581	£43,929,512	£43,865,033	£43,703,834	£42,736,638	£42,199,307
60% LAR : 40% CIR	10%	£48,408,637	£42,017,188	£40,912,292	£40,848,050	£40,687,444	£39,723,806	£39,188,453
60% LAR : 40% CIR	15%	£45,119,363	£38,992,540	£37,887,335	£37,823,310	£37,663,250	£36,702,880	£36,169,342
60% LAR : 40% CIR	20%	£41,823,139	£35,956,502	£34,854,718	£34,790,892	£34,631,327	£33,673,937	£33,142,054
60% LAR : 40% CIR	25%	£38,520,035	£32,913,210	£31,814,517	£31,750,871	£31,591,754	£30,637,058	£30,106,672
60% LAR : 40% CIR	30%	£35,210,119	£29,862,735	£28,766,807	£28,703,322	£28,544,607	£27,592,323	£27,063,276
60% LAR : 40% CIR	35%	£31,893,461	£26,805,152	£25,711,667	£25,648,323	£25,489,964	£24,539,811	£24,011,947
60% LAR : 40% CIR	40%	£28,570,129	£23,740,532	£22,649,169	£22,585,950	£22,427,900	£21,479,601	£20,952,767
60% LAR : 40% CIR	45%	£25,234,238	£20,668,950	£19,579,394	£19,516,279	£19,358,493	£18,411,773	£17,885,818
60% LAR : 40% CIR	50%	£21,883,477	£17,590,477	£16,502,414	£16,439,387	£16,281,818	£15,336,408	£14,811,180

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£35,693,231	£28,759,785	£27,659,103	£27,595,339	£27,435,930	£26,468,464	£25,928,992
60% LAR : 40% CIR	5%	£32,418,064	£25,755,752	£24,656,684	£24,592,204	£24,431,005	£23,463,809	£22,926,478
60% LAR : 40% CIR	10%	£29,135,808	£22,744,359	£21,639,463	£21,575,221	£21,414,615	£20,450,977	£19,915,624
60% LAR : 40% CIR	15%	£25,846,534	£19,719,711	£18,614,506	£18,550,482	£18,390,421	£17,430,051	£16,896,513
60% LAR : 40% CIR	20%	£22,550,310	£16,683,673	£15,581,889	£15,518,063	£15,358,498	£14,401,108	£13,869,225
60% LAR : 40% CIR	25%	£19,247,206	£13,640,381	£12,541,688	£12,478,042	£12,318,925	£11,364,229	£10,833,843
60% LAR : 40% CIR	30%	£15,937,290	£10,589,906	£9,493,978	£9,430,493	£9,271,779	£8,319,494	£7,790,447
60% LAR : 40% CIR	35%	£12,620,632	£7,532,323	£6,438,838	£6,375,494	£6,217,135	£5,266,982	£4,739,118
60% LAR : 40% CIR	40%	£9,297,300	£4,467,703	£3,376,340	£3,313,121	£3,155,071	£2,206,772	£1,679,938
60% LAR : 40% CIR	45%	£5,961,409	£1,396,121	£306,565	£243,450	£85,664	-£861,056	-£1,387,011
60% LAR : 40% CIR	50%	£2,610,648	-£1,682,352	-£2,770,415	-£2,833,442	-£2,991,011	-£3,936,421	-£4,461,649

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£43,679,349	£36,745,903	£35,645,221	£35,581,457	£35,422,048	£34,454,582	£33,915,111
60% LAR : 40% CIR	5%	£40,404,182	£33,741,871	£32,642,802	£32,578,323	£32,417,123	£31,449,927	£30,912,596
60% LAR : 40% CIR	10%	£37,121,926	£30,730,477	£29,625,582	£29,561,339	£29,400,733	£28,437,096	£27,901,743
60% LAR : 40% CIR	15%	£33,832,652	£27,705,830	£26,600,625	£26,536,600	£26,376,539	£25,416,169	£24,882,631
60% LAR : 40% CIR	20%	£30,536,429	£24,669,791	£23,568,008	£23,504,182	£23,344,617	£22,387,227	£21,855,344
60% LAR : 40% CIR	25%	£27,233,324	£21,626,499	£20,527,806	£20,464,160	£20,305,044	£19,350,348	£18,819,962
60% LAR : 40% CIR	30%	£23,923,408	£18,576,025	£17,480,097	£17,416,611	£17,257,897	£16,305,612	£15,776,565
60% LAR : 40% CIR	35%	£20,606,750	£15,518,441	£14,424,956	£14,361,612	£14,203,253	£13,253,100	£12,725,236
60% LAR : 40% CIR	40%	£17,283,419	£12,453,822	£11,362,459	£11,299,239	£11,141,190	£10,192,890	£9,666,057
60% LAR : 40% CIR	45%	£13,947,527	£9,382,239	£8,292,684	£8,229,568	£8,071,782	£7,125,063	£6,599,107
60% LAR : 40% CIR	50%	£10,596,766	£6,303,766	£5,215,704	£5,152,677	£4,995,108	£4,049,698	£3,524,469

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£46,988,428	£40,054,982	£38,954,300	£38,890,536	£38,731,127	£37,763,661	£37,224,190
60% LAR : 40% CIR	5%	£43,713,261	£37,050,950	£35,951,881	£35,887,402	£35,726,202	£34,759,006	£34,221,675
60% LAR : 40% CIR	10%	£40,431,005	£34,039,556	£32,934,661	£32,870,418	£32,709,812	£31,746,175	£31,210,822
60% LAR : 40% CIR	15%	£37,141,731	£31,014,909	£29,909,704	£29,845,679	£29,685,618	£28,725,248	£28,191,710
60% LAR : 40% CIR	20%	£33,845,507	£27,978,870	£26,877,087	£26,813,261	£26,653,696	£25,696,306	£25,164,423
60% LAR : 40% CIR	25%	£30,542,403	£24,935,578	£23,836,885	£23,773,239	£23,614,123	£22,659,427	£22,129,041
60% LAR : 40% CIR	30%	£27,232,487	£21,885,104	£20,789,176	£20,725,690	£20,566,976	£19,614,691	£19,085,644
60% LAR : 40% CIR	35%	£23,915,829	£18,827,520	£17,734,035	£17,670,691	£17,512,332	£16,562,179	£16,034,315
60% LAR : 40% CIR	40%	£20,592,498	£15,762,901	£14,671,538	£14,608,318	£14,450,269	£13,501,969	£12,975,136
60% LAR : 40% CIR	45%	£17,256,606	£12,691,318	£11,601,763	£11,538,647	£11,380,861	£10,434,142	£9,908,186
60% LAR : 40% CIR	50%	£13,905,845	£9,612,845	£8,524,782	£8,461,756	£8,304,187	£7,358,777	£6,833,548

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£50,900,073	£43,966,627	£42,865,945	£42,802,181	£42,642,772	£41,675,306	£41,135,834
60% LAR : 40% CIR	5%	£47,624,906	£40,962,594	£39,863,526	£39,799,046	£39,637,847	£38,670,651	£38,133,320
60% LAR : 40% CIR	10%	£44,342,650	£37,951,201	£36,846,306	£36,782,063	£36,621,457	£35,657,820	£35,122,467
60% LAR : 40% CIR	15%	£41,053,376	£34,926,554	£33,821,349	£33,757,324	£33,597,263	£32,636,893	£32,103,355
60% LAR : 40% CIR	20%	£37,757,152	£31,890,515	£30,788,731	£30,724,906	£30,565,341	£29,607,950	£29,076,067
60% LAR : 40% CIR	25%	£34,454,048	£28,847,223	£27,748,530	£27,684,884	£27,525,767	£26,571,072	£26,040,685
60% LAR : 40% CIR	30%	£31,144,132	£25,796,749	£24,700,820	£24,637,335	£24,478,621	£23,526,336	£22,997,289
60% LAR : 40% CIR	35%	£27,827,474	£22,739,165	£21,645,680	£21,582,336	£21,423,977	£20,473,824	£19,945,960
60% LAR : 40% CIR	40%	£24,504,142	£19,674,545	£18,583,182	£18,519,963	£18,361,913	£17,413,614	£16,886,780
60% LAR : 40% CIR	45%	£21,168,251	£16,602,963	£15,513,407	£15,450,292	£15,292,506	£14,345,787	£13,819,831
60% LAR : 40% CIR	50%	£17,817,490	£13,524,490	£12,436,427	£12,373,400	£12,215,831	£11,270,422	£10,745,193

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats		Value Area	Zone C - RP Periphery £2,450 psf

No Units	75
Site Area	0.2 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£61,989,992	£54,944,232	£53,843,551	£53,779,787	£53,620,378	£52,663,922	£52,132,558
60% LAR : 40% CIR	5%	£58,363,629	£51,594,620	£50,498,300	£50,434,790	£50,276,012	£49,323,352	£48,794,097
60% LAR : 40% CIR	10%	£54,730,177	£48,237,645	£47,145,353	£47,082,077	£46,923,884	£45,974,730	£45,446,998
60% LAR : 40% CIR	15%	£51,089,706	£44,873,382	£43,784,787	£43,721,725	£43,564,069	£42,613,728	£42,080,190
60% LAR : 40% CIR	20%	£47,442,286	£41,501,901	£40,416,676	£40,353,809	£40,194,478	£39,237,088	£38,705,205
60% LAR : 40% CIR	25%	£43,787,984	£38,123,275	£37,029,971	£36,966,324	£36,807,209	£35,852,512	£35,322,125
60% LAR : 40% CIR	30%	£40,126,872	£34,730,492	£33,634,564	£33,571,079	£33,412,364	£32,460,080	£31,931,033
60% LAR : 40% CIR	35%	£36,459,017	£31,325,212	£30,231,727	£30,168,382	£30,010,023	£29,059,870	£28,532,007
60% LAR : 40% CIR	40%	£32,784,490	£27,912,895	£26,821,533	£26,758,313	£26,600,263	£25,651,964	£25,125,130
60% LAR : 40% CIR	45%	£29,103,357	£24,493,616	£23,404,060	£23,340,945	£23,183,159	£22,236,439	£21,710,484
60% LAR : 40% CIR	50%	£25,415,689	£21,067,445	£19,979,384	£19,916,356	£19,758,788	£18,813,377	£18,288,150

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£42,717,163	£35,671,403	£34,570,722	£34,506,958	£34,347,549	£33,391,093	£32,859,729
60% LAR : 40% CIR	5%	£39,090,800	£32,321,791	£31,225,471	£31,161,961	£31,003,183	£30,050,523	£29,521,268
60% LAR : 40% CIR	10%	£35,457,348	£28,964,816	£27,872,524	£27,809,248	£27,651,055	£26,701,901	£26,174,169
60% LAR : 40% CIR	15%	£31,816,877	£25,600,553	£24,511,959	£24,448,896	£24,291,240	£23,340,899	£22,807,361
60% LAR : 40% CIR	20%	£28,169,457	£22,229,072	£21,143,847	£21,080,980	£20,921,649	£19,964,259	£19,432,376
60% LAR : 40% CIR	25%	£24,515,155	£18,850,446	£17,757,142	£17,693,495	£17,534,380	£16,579,683	£16,049,296
60% LAR : 40% CIR	30%	£20,854,043	£15,457,663	£14,361,735	£14,298,250	£14,139,535	£13,187,251	£12,658,204
60% LAR : 40% CIR	35%	£17,186,188	£12,052,383	£10,958,898	£10,895,553	£10,737,194	£9,787,041	£9,259,179
60% LAR : 40% CIR	40%	£13,511,661	£8,640,067	£7,548,704	£7,485,484	£7,327,434	£6,379,135	£5,852,302
60% LAR : 40% CIR	45%	£9,830,528	£5,220,787	£4,131,231	£4,068,116	£3,910,330	£2,963,610	£2,437,655
60% LAR : 40% CIR	50%	£6,142,860	£1,794,617	£706,555	£643,527	£485,959	-£459,452	-£984,679

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£50,703,282	£43,657,522	£42,556,841	£42,493,077	£42,333,668	£41,377,212	£40,845,848
60% LAR : 40% CIR	5%	£47,076,919	£40,307,909	£39,211,590	£39,148,079	£38,989,302	£38,036,641	£37,507,386
60% LAR : 40% CIR	10%	£43,443,466	£36,950,935	£35,858,643	£35,795,366	£35,637,174	£34,688,020	£34,160,287
60% LAR : 40% CIR	15%	£39,802,996	£33,586,671	£32,498,077	£32,435,014	£32,277,359	£31,327,017	£30,793,479
60% LAR : 40% CIR	20%	£36,155,576	£30,215,190	£29,129,965	£29,067,099	£28,907,768	£27,950,377	£27,418,494
60% LAR : 40% CIR	25%	£32,501,274	£26,836,565	£25,743,260	£25,679,613	£25,520,498	£24,565,801	£24,035,415
60% LAR : 40% CIR	30%	£28,840,161	£23,443,782	£22,347,854	£22,284,368	£22,125,654	£21,173,369	£20,644,322
60% LAR : 40% CIR	35%	£25,172,307	£20,038,502	£18,945,016	£18,881,672	£18,723,313	£17,773,160	£17,245,297
60% LAR : 40% CIR	40%	£21,497,779	£16,626,185	£15,534,822	£15,471,602	£15,313,552	£14,365,253	£13,838,420
60% LAR : 40% CIR	45%	£17,816,646	£13,206,905	£12,117,349	£12,054,235	£11,896,448	£10,949,729	£10,423,773
60% LAR : 40% CIR	50%	£14,128,979	£9,780,735	£8,692,673	£8,629,645	£8,472,077	£7,526,666	£7,001,439

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£54,012,361	£46,966,601	£45,865,920	£45,802,156	£45,642,747	£44,686,291	£44,154,926
60% LAR : 40% CIR	5%	£50,385,997	£43,616,988	£42,520,669	£42,457,158	£42,298,381	£41,345,720	£40,816,465
60% LAR : 40% CIR	10%	£46,752,545	£40,260,014	£39,167,722	£39,104,445	£38,946,253	£37,997,099	£37,469,366
60% LAR : 40% CIR	15%	£43,112,075	£36,895,750	£35,807,156	£35,744,093	£35,586,438	£34,636,096	£34,102,558
60% LAR : 40% CIR	20%	£39,464,655	£33,524,269	£32,439,044	£32,376,178	£32,216,847	£31,259,456	£30,727,573
60% LAR : 40% CIR	25%	£35,810,353	£30,145,644	£29,052,339	£28,988,692	£28,829,577	£27,874,880	£27,344,494
60% LAR : 40% CIR	30%	£32,149,240	£26,752,861	£25,656,933	£25,593,447	£25,434,733	£24,482,448	£23,953,401
60% LAR : 40% CIR	35%	£28,481,386	£23,347,581	£22,254,095	£22,190,751	£22,032,392	£21,082,239	£20,554,376
60% LAR : 40% CIR	40%	£24,806,858	£19,935,264	£18,843,901	£18,780,681	£18,622,631	£17,674,332	£17,147,499
60% LAR : 40% CIR	45%	£21,125,725	£16,515,984	£15,426,428	£15,363,314	£15,205,527	£14,258,808	£13,732,852
60% LAR : 40% CIR	50%	£17,438,057	£13,089,814	£12,001,752	£11,938,724	£11,781,156	£10,835,745	£10,310,518

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£57,924,006	£50,878,245	£49,777,564	£49,713,800	£49,554,391	£48,597,936	£48,066,571
60% LAR : 40% CIR	5%	£54,297,642	£47,528,633	£46,432,313	£46,368,803	£46,210,026	£45,257,365	£44,728,110
60% LAR : 40% CIR	10%	£50,664,190	£44,171,658	£43,079,367	£43,016,090	£42,857,897	£41,908,743	£41,381,011
60% LAR : 40% CIR	15%	£47,023,719	£40,807,395	£39,718,801	£39,655,738	£39,498,082	£38,547,741	£38,014,203
60% LAR : 40% CIR	20%	£43,376,299	£37,435,914	£36,350,689	£36,287,822	£36,128,491	£35,171,101	£34,639,218
60% LAR : 40% CIR	25%	£39,721,997	£34,057,288	£32,963,984	£32,900,337	£32,741,222	£31,786,525	£31,256,139
60% LAR : 40% CIR	30%	£36,060,885	£30,664,505	£29,568,577	£29,505,092	£29,346,378	£28,394,093	£27,865,046
60% LAR : 40% CIR	35%	£32,393,031	£27,259,225	£26,165,740	£26,102,395	£25,944,036	£24,993,883	£24,466,021
60% LAR : 40% CIR	40%	£28,718,503	£23,846,909	£22,755,546	£22,692,326	£22,534,276	£21,585,977	£21,059,144
60% LAR : 40% CIR	45%	£25,037,370	£20,427,629	£19,338,073	£19,274,959	£19,117,172	£18,170,452	£17,644,497
60% LAR : 40% CIR	50%	£21,349,702	£17,001,459	£15,913,397	£15,850,369	£15,692,801	£14,747,390	£14,222,163

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area	Zone C - £1,050 psf
No Units	135	Sales value inflation	Growth
Site Area	1.04 Ha	Build cost inflation	Growth
		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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£19,952,400	£8,205,753	£6,081,819	£5,958,643	£5,650,702	£3,803,055	£2,776,585
60% LAR : 40% CIR	5%	£17,841,329	£6,522,903	£4,407,174	£4,284,473	£3,977,722	£2,137,215	£1,107,703
60% LAR : 40% CIR	10%	£15,711,447	£4,825,590	£2,717,420	£2,595,158	£2,289,504	£440,737	-£602,715
60% LAR : 40% CIR	15%	£13,555,141	£3,113,950	£1,008,587	£884,868	£575,569	-£1,299,757	-£2,346,483
60% LAR : 40% CIR	20%	£11,385,158	£1,388,120	-£746,181	-£871,412	-£1,184,489	-£3,062,952	-£4,106,542
60% LAR : 40% CIR	25%	£9,201,629	-£377,927	-£2,531,469	-£2,656,362	-£2,968,591	-£4,841,969	-£5,882,736
60% LAR : 40% CIR	30%	£7,004,687	-£2,183,396	-£4,331,743	-£4,456,333	-£4,767,808	-£6,636,656	-£7,674,905
60% LAR : 40% CIR	35%	£4,794,463	-£4,003,070	-£6,146,854	-£6,271,178	-£6,581,990	-£8,446,859	-£9,482,897
60% LAR : 40% CIR	40%	£2,571,090	-£5,836,808	-£7,976,654	-£8,100,750	-£8,410,989	-£10,272,422	-£11,306,551
60% LAR : 40% CIR	45%	£333,488	-£7,684,468	-£9,820,998	-£9,944,901	-£10,254,657	-£12,113,193	-£13,145,713
60% LAR : 40% CIR	50%	-£1,977,571	-£9,545,910	-£11,679,739	-£11,803,484	-£12,112,846	-£13,969,018	-£15,000,224

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£81,452,331	-£93,198,977	-£95,322,912	-£95,446,088	-£95,754,029	-£97,601,676	-£98,628,146
60% LAR : 40% CIR	5%	-£83,563,402	-£94,881,827	-£96,997,557	-£97,120,258	-£97,427,009	-£99,267,516	-£100,297,028
60% LAR : 40% CIR	10%	-£85,693,283	-£96,579,141	-£98,687,311	-£98,809,572	-£99,115,227	-£100,963,994	-£102,007,446
60% LAR : 40% CIR	15%	-£87,849,590	-£98,290,781	-£100,396,144	-£100,519,863	-£100,829,161	-£102,704,487	-£103,751,214
60% LAR : 40% CIR	20%	-£90,019,573	-£100,016,611	-£102,150,912	-£102,276,143	-£102,589,220	-£104,467,683	-£105,511,273
60% LAR : 40% CIR	25%	-£92,203,102	-£101,782,658	-£103,936,200	-£104,061,092	-£104,373,322	-£106,246,700	-£107,287,466
60% LAR : 40% CIR	30%	-£94,400,044	-£103,588,127	-£105,736,474	-£105,861,064	-£106,172,538	-£108,041,387	-£109,079,636
60% LAR : 40% CIR	35%	-£96,610,267	-£105,407,801	-£107,551,585	-£107,675,909	-£107,986,721	-£109,851,590	-£110,887,627
60% LAR : 40% CIR	40%	-£98,833,641	-£107,241,538	-£109,381,385	-£109,505,481	-£109,815,720	-£111,677,153	-£112,711,281
60% LAR : 40% CIR	45%	-£101,071,243	-£109,089,199	-£111,225,729	-£111,349,632	-£111,659,388	-£113,517,924	-£114,550,444
60% LAR : 40% CIR	50%	-£103,382,301	-£110,950,640	-£113,084,470	-£113,208,215	-£113,517,577	-£115,373,748	-£116,404,955

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£39,433,062	-£51,179,708	-£53,303,642	-£53,426,819	-£53,734,760	-£55,582,407	-£56,608,877
60% LAR : 40% CIR	5%	-£41,544,133	-£52,862,558	-£54,978,287	-£55,100,988	-£55,407,739	-£57,248,247	-£58,277,759
60% LAR : 40% CIR	10%	-£43,674,014	-£54,559,872	-£56,668,042	-£56,790,303	-£57,095,958	-£58,944,725	-£59,988,177
60% LAR : 40% CIR	15%	-£45,830,321	-£56,271,512	-£58,376,875	-£58,500,594	-£58,809,892	-£60,685,218	-£61,731,944
60% LAR : 40% CIR	20%	-£48,000,304	-£57,997,342	-£60,131,643	-£60,256,874	-£60,569,951	-£62,448,413	-£63,492,004
60% LAR : 40% CIR	25%	-£50,183,833	-£59,763,388	-£61,916,931	-£62,041,823	-£62,354,053	-£64,227,431	-£65,268,197
60% LAR : 40% CIR	30%	-£52,380,775	-£61,568,858	-£63,717,205	-£63,841,795	-£64,153,269	-£66,022,117	-£67,060,367
60% LAR : 40% CIR	35%	-£54,590,998	-£63,388,532	-£65,532,315	-£65,656,640	-£65,967,451	-£67,832,320	-£68,868,358
60% LAR : 40% CIR	40%	-£56,814,372	-£65,222,269	-£67,362,116	-£67,486,212	-£67,796,451	-£69,657,883	-£70,692,012
60% LAR : 40% CIR	45%	-£59,051,973	-£67,069,930	-£69,206,460	-£69,330,362	-£69,640,119	-£71,498,655	-£72,531,175
60% LAR : 40% CIR	50%	-£61,363,032	-£68,931,371	-£71,065,201	-£71,188,946	-£71,498,307	-£73,354,479	-£74,385,686

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£22,022,216	-£33,768,862	-£35,892,796	-£36,015,973	-£36,323,914	-£38,171,561	-£39,198,031
60% LAR : 40% CIR	5%	-£24,133,287	-£35,451,712	-£37,567,441	-£37,690,142	-£37,996,893	-£39,837,400	-£40,866,912
60% LAR : 40% CIR	10%	-£26,263,168	-£37,149,026	-£39,257,196	-£39,379,457	-£39,685,111	-£41,533,879	-£42,577,331
60% LAR : 40% CIR	15%	-£28,419,475	-£38,860,665	-£40,966,028	-£41,089,748	-£41,399,046	-£43,274,372	-£44,321,098
60% LAR : 40% CIR	20%	-£30,589,458	-£40,586,496	-£42,720,797	-£42,846,028	-£43,159,104	-£45,037,567	-£46,081,157
60% LAR : 40% CIR	25%	-£32,772,987	-£42,352,542	-£44,506,085	-£44,630,977	-£44,943,206	-£46,816,585	-£47,857,351
60% LAR : 40% CIR	30%	-£34,969,928	-£44,158,012	-£46,306,359	-£46,430,949	-£46,742,423	-£48,611,271	-£49,649,521
60% LAR : 40% CIR	35%	-£37,180,152	-£45,977,686	-£48,121,469	-£48,245,794	-£48,556,605	-£50,421,474	-£51,457,512
60% LAR : 40% CIR	40%	-£39,403,525	-£47,811,423	-£49,951,270	-£50,075,366	-£50,385,605	-£52,247,037	-£53,281,166
60% LAR : 40% CIR	45%	-£41,641,127	-£49,659,084	-£51,795,614	-£51,919,516	-£52,229,272	-£54,087,808	-£55,120,328
60% LAR : 40% CIR	50%	-£43,952,186	-£51,520,525	-£53,654,354	-£53,778,100	-£54,087,461	-£55,943,633	-£56,974,840

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,440,946	-£13,187,593	-£15,311,527	-£15,434,704	-£15,742,645	-£17,590,291	-£18,616,762
60% LAR : 40% CIR	5%	-£3,552,018	-£14,870,443	-£16,986,172	-£17,108,873	-£17,415,624	-£19,256,131	-£20,285,643
60% LAR : 40% CIR	10%	-£5,681,899	-£16,567,756	-£18,675,927	-£18,798,188	-£19,103,842	-£20,952,609	-£21,996,061
60% LAR : 40% CIR	15%	-£7,838,205	-£18,279,396	-£20,384,759	-£20,508,478	-£20,817,777	-£22,693,103	-£23,739,829
60% LAR : 40% CIR	20%	-£10,008,189	-£20,005,226	-£22,139,528	-£22,264,758	-£22,577,835	-£24,456,298	-£25,499,888
60% LAR : 40% CIR	25%	-£12,191,717	-£21,771,273	-£23,924,816	-£24,049,708	-£24,361,937	-£26,235,315	-£27,276,082
60% LAR : 40% CIR	30%	-£14,388,659	-£23,576,742	-£25,725,089	-£25,849,679	-£26,161,154	-£28,030,002	-£29,068,251
60% LAR : 40% CIR	35%	-£16,598,883	-£25,396,416	-£27,540,200	-£27,664,524	-£27,975,336	-£29,840,205	-£30,876,243
60% LAR : 40% CIR	40%	-£18,822,256	-£27,230,154	-£29,370,001	-£29,494,096	-£29,804,336	-£31,665,768	-£32,699,897
60% LAR : 40% CIR	45%	-£21,059,858	-£29,077,815	-£31,214,345	-£31,338,247	-£31,648,003	-£33,506,539	-£34,539,059
60% LAR : 40% CIR	50%	-£23,370,917	-£30,939,256	-£33,073,085	-£33,196,831	-£33,506,192	-£35,362,364	-£36,393,571

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		**Value Area**	**Zone C - £1,150 psf**

No Units	**135**
Site Area	**1.04 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£26,353,943	£14,575,189	£12,451,255	£12,328,078	£12,020,137	£10,172,491	£9,146,020
60% LAR : 40% CIR	5%	£23,922,794	£12,573,867	£10,458,138	£10,335,437	£10,028,686	£8,188,179	£7,165,676
60% LAR : 40% CIR	10%	£21,477,915	£10,558,083	£8,449,913	£8,327,650	£8,021,996	£6,188,069	£5,169,221
60% LAR : 40% CIR	15%	£19,019,435	£8,527,971	£6,426,722	£6,304,862	£6,000,211	£4,172,310	£3,156,809
60% LAR : 40% CIR	20%	£16,547,484	£6,483,669	£4,388,708	£4,267,212	£3,963,475	£2,141,051	£1,126,473
60% LAR : 40% CIR	25%	£14,056,334	£4,425,313	£2,336,014	£2,214,848	£1,911,933	£78,892	-£960,669
60% LAR : 40% CIR	30%	£11,535,745	£2,353,040	£258,244	£135,527	-£173,880	-£2,042,729	-£3,080,978
60% LAR : 40% CIR	35%	£9,001,874	£258,771	-£1,881,064	-£2,005,388	-£2,316,200	-£4,181,069	-£5,217,107
60% LAR : 40% CIR	40%	£6,454,853	-£1,899,156	-£4,039,002	-£4,163,098	-£4,473,336	-£6,334,770	-£7,368,899
60% LAR : 40% CIR	45%	£3,894,814	-£4,074,954	-£6,211,485	-£6,335,386	-£6,645,142	-£8,503,678	-£9,536,198
60% LAR : 40% CIR	50%	£1,321,887	-£6,264,533	-£8,398,362	-£8,522,107	-£8,831,469	-£10,687,641	-£11,718,848

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£75,050,788	-£86,829,542	-£88,953,476	-£89,076,652	-£89,384,593	-£91,232,240	-£92,258,710
60% LAR : 40% CIR	5%	-£77,481,936	-£88,830,863	-£90,946,593	-£91,069,294	-£91,376,045	-£93,216,552	-£94,239,055
60% LAR : 40% CIR	10%	-£79,926,815	-£90,846,648	-£92,954,818	-£93,077,080	-£93,382,735	-£95,216,662	-£96,235,510
60% LAR : 40% CIR	15%	-£82,385,296	-£92,876,760	-£94,978,009	-£95,099,869	-£95,404,520	-£97,232,420	-£98,247,921
60% LAR : 40% CIR	20%	-£84,857,247	-£94,921,062	-£97,016,023	-£97,137,518	-£97,441,256	-£99,263,680	-£100,278,258
60% LAR : 40% CIR	25%	-£87,348,397	-£96,979,418	-£99,068,717	-£99,189,883	-£99,492,798	-£101,325,838	-£102,365,400
60% LAR : 40% CIR	30%	-£89,868,986	-£99,051,691	-£101,146,487	-£101,269,204	-£101,578,610	-£103,447,460	-£104,485,709
60% LAR : 40% CIR	35%	-£92,402,856	-£101,145,959	-£103,285,794	-£103,410,119	-£103,720,931	-£105,585,800	-£106,621,837
60% LAR : 40% CIR	40%	-£94,949,878	-£103,303,886	-£105,443,733	-£105,567,829	-£105,878,067	-£107,739,501	-£108,773,629
60% LAR : 40% CIR	45%	-£97,509,917	-£105,479,684	-£107,616,215	-£107,740,117	-£108,049,873	-£109,908,409	-£110,940,929
60% LAR : 40% CIR	50%	-£100,082,844	-£107,669,264	-£109,803,093	-£109,926,837	-£110,236,200	-£112,092,372	-£113,123,578

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£33,031,519	-£44,810,272	-£46,934,207	-£47,057,383	-£47,365,324	-£49,212,971	-£50,239,441
60% LAR : 40% CIR	5%	-£35,462,667	-£46,811,594	-£48,927,324	-£49,050,024	-£49,356,776	-£51,197,283	-£52,219,786
60% LAR : 40% CIR	10%	-£37,907,546	-£48,827,379	-£50,935,549	-£51,057,811	-£51,363,466	-£53,197,392	-£54,216,240
60% LAR : 40% CIR	15%	-£40,366,026	-£50,857,491	-£52,958,740	-£53,080,600	-£53,385,251	-£55,213,151	-£56,228,652
60% LAR : 40% CIR	20%	-£42,837,978	-£52,901,793	-£54,996,754	-£55,118,249	-£55,421,987	-£57,244,411	-£58,258,988
60% LAR : 40% CIR	25%	-£45,329,127	-£54,960,149	-£57,049,448	-£57,170,613	-£57,473,529	-£59,306,569	-£60,346,131
60% LAR : 40% CIR	30%	-£47,849,717	-£57,032,422	-£59,127,217	-£59,249,934	-£59,559,341	-£61,428,190	-£62,466,440
60% LAR : 40% CIR	35%	-£50,383,587	-£59,126,690	-£61,266,525	-£61,390,850	-£61,701,661	-£63,566,530	-£64,602,568
60% LAR : 40% CIR	40%	-£52,930,608	-£61,284,617	-£63,424,464	-£63,548,560	-£63,858,798	-£65,720,231	-£66,754,360
60% LAR : 40% CIR	45%	-£55,490,648	-£63,460,415	-£65,596,946	-£65,720,848	-£66,030,604	-£67,889,140	-£68,921,660
60% LAR : 40% CIR	50%	-£58,063,574	-£65,649,994	-£67,783,824	-£67,907,568	-£68,216,931	-£70,073,102	-£71,104,309

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,620,673	-£27,399,426	-£29,523,360	-£29,646,537	-£29,954,478	-£31,802,125	-£32,828,595
60% LAR : 40% CIR	5%	-£18,051,821	-£29,400,748	-£31,516,477	-£31,639,178	-£31,945,929	-£33,786,437	-£34,808,940
60% LAR : 40% CIR	10%	-£20,496,700	-£31,416,533	-£33,524,703	-£33,646,965	-£33,952,619	-£35,786,546	-£36,805,394
60% LAR : 40% CIR	15%	-£22,955,180	-£33,446,644	-£35,547,894	-£35,669,754	-£35,974,405	-£37,802,305	-£38,817,806
60% LAR : 40% CIR	20%	-£25,427,131	-£35,490,947	-£37,585,908	-£37,707,403	-£38,011,141	-£39,833,565	-£40,848,142
60% LAR : 40% CIR	25%	-£27,918,281	-£37,549,303	-£39,638,602	-£39,759,767	-£40,062,683	-£41,895,723	-£42,935,285
60% LAR : 40% CIR	30%	-£30,438,871	-£39,621,575	-£41,716,371	-£41,839,088	-£42,148,495	-£44,017,344	-£45,055,593
60% LAR : 40% CIR	35%	-£32,972,741	-£41,715,844	-£43,855,679	-£43,980,004	-£44,290,815	-£46,155,684	-£47,191,722
60% LAR : 40% CIR	40%	-£35,519,762	-£43,873,771	-£46,013,618	-£46,137,714	-£46,447,952	-£48,309,385	-£49,343,514
60% LAR : 40% CIR	45%	-£38,079,802	-£46,049,569	-£48,186,100	-£48,310,001	-£48,619,758	-£50,478,294	-£51,510,813
60% LAR : 40% CIR	50%	-£40,652,728	-£48,239,148	-£50,372,978	-£50,496,722	-£50,806,084	-£52,662,256	-£53,693,463

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,960,597	-£6,818,157	-£8,942,091	-£9,065,268	-£9,373,209	-£11,220,856	-£12,247,326
60% LAR : 40% CIR	5%	£2,529,448	-£8,819,479	-£10,935,208	-£11,057,909	-£11,364,660	-£13,205,167	-£14,227,671
60% LAR : 40% CIR	10%	£84,569	-£10,835,263	-£12,943,434	-£13,065,696	-£13,371,350	-£15,205,277	-£16,224,125
60% LAR : 40% CIR	15%	-£2,373,911	-£12,865,375	-£14,966,624	-£15,088,485	-£15,393,135	-£17,221,036	-£18,236,537
60% LAR : 40% CIR	20%	-£4,845,862	-£14,909,677	-£17,004,638	-£17,126,134	-£17,429,871	-£19,252,295	-£20,266,873
60% LAR : 40% CIR	25%	-£7,337,012	-£16,968,034	-£19,057,332	-£19,178,498	-£19,481,413	-£21,314,454	-£22,354,016
60% LAR : 40% CIR	30%	-£9,857,601	-£19,040,306	-£21,135,102	-£21,257,819	-£21,567,226	-£23,436,075	-£24,474,324
60% LAR : 40% CIR	35%	-£12,391,472	-£21,134,575	-£23,274,410	-£23,398,734	-£23,709,546	-£25,574,415	-£26,610,453
60% LAR : 40% CIR	40%	-£14,938,493	-£23,292,502	-£25,432,349	-£25,556,444	-£25,866,683	-£27,728,116	-£28,762,245
60% LAR : 40% CIR	45%	-£17,498,532	-£25,468,300	-£27,604,831	-£27,728,732	-£28,038,488	-£29,897,024	-£30,929,544
60% LAR : 40% CIR	50%	-£20,071,459	-£27,657,879	-£29,791,708	-£29,915,453	-£30,224,815	-£32,080,987	-£33,112,194

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		**Value Area**	**Zone C - £1,350 psf**	
No Units	**135**	**Sales value inflation**		**Growth**
Site Area	**1.04 Ha**	**Build cost inflation**		**Growth**
		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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£39,157,028	£27,245,864	£25,153,851	£25,032,526	£24,729,212	£22,909,334	£21,884,892
60% LAR : 40% CIR	5%	£36,085,726	£24,629,157	£22,545,224	£22,424,368	£22,122,227	£20,290,108	£19,267,603
60% LAR : 40% CIR	10%	£33,000,692	£21,998,204	£19,914,897	£19,792,635	£19,486,981	£17,653,054	£16,634,206
60% LAR : 40% CIR	15%	£29,902,058	£19,353,139	£17,254,763	£17,132,903	£16,828,253	£15,000,351	£13,984,850
60% LAR : 40% CIR	20%	£26,789,952	£16,674,766	£14,579,805	£14,458,311	£14,154,573	£12,332,149	£11,319,690
60% LAR : 40% CIR	25%	£23,664,505	£13,979,467	£11,890,168	£11,769,001	£11,466,087	£9,648,595	£8,638,878
60% LAR : 40% CIR	30%	£20,525,846	£11,270,250	£9,185,993	£9,065,120	£8,762,937	£6,949,840	£5,942,563
60% LAR : 40% CIR	35%	£17,374,104	£8,547,254	£6,467,424	£6,346,808	£6,045,269	£4,236,032	£3,230,902
60% LAR : 40% CIR	40%	£14,209,411	£5,810,613	£3,734,602	£3,614,208	£3,313,225	£1,507,322	£498,795
60% LAR : 40% CIR	45%	£11,015,047	£3,060,465	£987,671	£867,465	£565,262	-£1,284,648	-£2,317,168
60% LAR : 40% CIR	50%	£7,794,827	£293,739	-£1,835,609	-£1,959,353	-£2,268,714	-£4,124,887	-£5,156,093

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£62,247,703	-£74,158,867	-£76,250,880	-£76,372,205	-£76,675,518	-£78,495,397	-£79,519,839
60% LAR : 40% CIR	5%	-£65,319,005	-£76,775,574	-£78,859,507	-£78,980,363	-£79,282,504	-£81,114,623	-£82,137,127
60% LAR : 40% CIR	10%	-£68,404,039	-£79,406,527	-£81,489,833	-£81,612,096	-£81,917,750	-£83,751,677	-£84,770,525
60% LAR : 40% CIR	15%	-£71,502,673	-£82,051,592	-£84,149,968	-£84,271,828	-£84,576,478	-£86,404,379	-£87,419,880
60% LAR : 40% CIR	20%	-£74,614,779	-£84,729,965	-£86,824,926	-£86,946,420	-£87,250,158	-£89,072,582	-£90,085,040
60% LAR : 40% CIR	25%	-£77,740,226	-£87,425,264	-£89,514,563	-£89,635,729	-£89,938,644	-£91,756,136	-£92,765,853
60% LAR : 40% CIR	30%	-£80,878,885	-£90,134,481	-£92,218,738	-£92,339,611	-£92,641,794	-£94,454,891	-£95,462,167
60% LAR : 40% CIR	35%	-£84,030,627	-£92,857,477	-£94,937,307	-£95,057,923	-£95,359,462	-£97,168,698	-£98,173,829
60% LAR : 40% CIR	40%	-£87,195,320	-£95,594,118	-£97,670,129	-£97,790,523	-£98,091,506	-£99,897,408	-£100,905,936
60% LAR : 40% CIR	45%	-£90,389,684	-£98,344,266	-£100,417,060	-£100,537,265	-£100,839,468	-£102,689,379	-£103,721,899
60% LAR : 40% CIR	50%	-£93,609,904	-£101,110,992	-£103,240,339	-£103,364,084	-£103,673,445	-£105,529,618	-£106,560,824

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£20,228,434	-£32,139,598	-£34,231,611	-£34,352,936	-£34,656,249	-£36,476,128	-£37,500,570
60% LAR : 40% CIR	5%	-£23,299,736	-£34,756,304	-£36,840,238	-£36,961,094	-£37,263,235	-£39,095,354	-£40,117,858
60% LAR : 40% CIR	10%	-£26,384,770	-£37,387,258	-£39,470,564	-£39,592,826	-£39,898,481	-£41,732,408	-£42,751,256
60% LAR : 40% CIR	15%	-£29,483,404	-£40,032,323	-£42,130,699	-£42,252,559	-£42,557,209	-£44,385,110	-£45,400,611
60% LAR : 40% CIR	20%	-£32,595,510	-£42,710,696	-£44,805,657	-£44,927,151	-£45,230,889	-£47,053,313	-£48,065,771
60% LAR : 40% CIR	25%	-£35,720,957	-£45,405,995	-£47,495,294	-£47,616,460	-£47,919,375	-£49,736,867	-£50,746,584
60% LAR : 40% CIR	30%	-£38,859,616	-£48,115,211	-£50,199,469	-£50,320,342	-£50,622,524	-£52,435,622	-£53,442,898
60% LAR : 40% CIR	35%	-£42,011,358	-£50,838,208	-£52,918,038	-£53,038,654	-£53,340,193	-£55,149,429	-£56,154,560
60% LAR : 40% CIR	40%	-£45,176,051	-£53,574,848	-£55,650,860	-£55,771,253	-£56,072,236	-£57,878,139	-£58,886,666
60% LAR : 40% CIR	45%	-£48,370,414	-£56,324,997	-£58,397,791	-£58,517,996	-£58,820,199	-£60,670,110	-£61,702,630
60% LAR : 40% CIR	50%	-£51,590,635	-£59,091,723	-£61,221,070	-£61,344,815	-£61,654,176	-£63,510,349	-£64,541,555

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,817,587	-£14,728,752	-£16,820,764	-£16,942,090	-£17,245,403	-£19,065,282	-£20,089,723
60% LAR : 40% CIR	5%	-£5,888,890	-£17,345,458	-£19,429,392	-£19,550,248	-£19,852,389	-£21,684,508	-£22,707,012
60% LAR : 40% CIR	10%	-£8,973,923	-£19,976,411	-£22,059,718	-£22,181,980	-£22,487,635	-£24,321,561	-£25,340,409
60% LAR : 40% CIR	15%	-£12,072,557	-£22,621,477	-£24,719,853	-£24,841,713	-£25,146,363	-£26,974,264	-£27,989,765
60% LAR : 40% CIR	20%	-£15,184,664	-£25,299,849	-£27,394,810	-£27,516,305	-£27,820,042	-£29,642,467	-£30,654,925
60% LAR : 40% CIR	25%	-£18,310,111	-£27,995,149	-£30,084,448	-£30,205,614	-£30,508,528	-£32,326,021	-£33,335,738
60% LAR : 40% CIR	30%	-£21,448,770	-£30,704,365	-£32,788,623	-£32,909,496	-£33,211,678	-£35,024,776	-£36,032,052
60% LAR : 40% CIR	35%	-£24,600,511	-£33,427,361	-£35,507,192	-£35,627,808	-£35,929,347	-£37,738,583	-£38,743,714
60% LAR : 40% CIR	40%	-£27,765,205	-£36,164,002	-£38,240,014	-£38,360,407	-£38,661,390	-£40,467,293	-£41,475,820
60% LAR : 40% CIR	45%	-£30,959,568	-£38,914,151	-£40,986,944	-£41,107,150	-£41,409,353	-£43,259,264	-£44,291,784
60% LAR : 40% CIR	50%	-£34,179,788	-£41,680,876	-£43,810,224	-£43,933,968	-£44,243,330	-£46,099,503	-£47,130,708

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,763,682	£5,852,518	£3,760,505	£3,639,179	£3,335,866	£1,515,987	£491,546
60% LAR : 40% CIR	5%	£14,692,380	£3,235,811	£1,151,878	£1,031,021	£728,881	-£1,103,239	-£2,125,743
60% LAR : 40% CIR	10%	£11,607,346	£604,858	-£1,478,449	-£1,600,711	-£1,906,365	-£3,740,292	-£4,759,140
60% LAR : 40% CIR	15%	£8,508,712	-£2,040,208	-£4,138,583	-£4,260,444	-£4,565,093	-£6,392,995	-£7,408,496
60% LAR : 40% CIR	20%	£5,396,606	-£4,718,580	-£6,813,541	-£6,935,036	-£7,238,773	-£9,061,197	-£10,073,656
60% LAR : 40% CIR	25%	£2,271,159	-£7,413,879	-£9,503,178	-£9,624,345	-£9,927,259	-£11,744,751	-£12,754,468
60% LAR : 40% CIR	30%	-£867,500	-£10,123,096	-£12,207,353	-£12,328,227	-£12,630,409	-£14,443,506	-£15,450,783
60% LAR : 40% CIR	35%	-£4,019,242	-£12,846,092	-£14,925,922	-£15,046,538	-£15,348,077	-£17,157,314	-£18,162,445
60% LAR : 40% CIR	40%	-£7,183,935	-£15,582,733	-£17,658,744	-£17,779,138	-£18,080,121	-£19,886,024	-£20,894,551
60% LAR : 40% CIR	45%	-£10,378,299	-£18,332,881	-£20,405,675	-£20,525,881	-£20,828,084	-£22,677,995	-£23,710,514
60% LAR : 40% CIR	50%	-£13,598,519	-£21,099,607	-£23,228,955	-£23,352,699	-£23,662,061	-£25,518,233	-£26,549,439

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats	**Value Area**	**Zone C - £1,500 psf**

No Units	**135**
Site Area	**1.04 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
		£48,759,342	£36,694,636	£34,602,622	£34,481,296	£34,177,983	£32,358,104	£31,347,061
60% LAR : 40% CIR	5%	£45,207,924	£33,605,490	£31,521,557	£31,400,701	£31,098,559	£29,285,713	£28,278,576
60% LAR : 40% CIR	10%	£41,642,775	£30,502,098	£28,425,611	£28,305,187	£28,004,126	£26,197,761	£25,194,225
60% LAR : 40% CIR	15%	£38,064,024	£27,384,594	£25,314,925	£25,194,897	£24,894,824	£23,094,395	£22,094,156
60% LAR : 40% CIR	20%	£34,471,804	£24,253,114	£22,189,638	£22,069,970	£21,770,797	£19,975,471	£18,963,013
60% LAR : 40% CIR	25%	£30,866,241	£21,107,792	£19,049,893	£18,930,548	£18,631,702	£16,814,210	£15,804,492
60% LAR : 40% CIR	30%	£27,247,465	£17,948,762	£15,873,901	£15,753,027	£15,450,845	£13,637,748	£12,630,471
60% LAR : 40% CIR	35%	£23,615,609	£14,757,454	£12,677,624	£12,557,008	£12,255,469	£10,446,233	£9,441,101
60% LAR : 40% CIR	40%	£19,970,799	£11,543,105	£9,467,095	£9,346,701	£9,045,717	£7,239,814	£6,236,536
60% LAR : 40% CIR	45%	£16,313,167	£8,315,250	£6,242,456	£6,122,250	£5,821,734	£4,018,642	£3,016,925
60% LAR : 40% CIR	50%	£12,642,841	£5,074,023	£3,003,851	£2,883,797	£2,583,664	£782,865	-£234,028

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
	0%	-£52,645,389	-£64,710,095	-£66,802,109	-£66,923,434	-£67,226,748	-£69,046,626	-£70,057,670
60% LAR : 40% CIR	5%	-£56,196,807	-£67,799,241	-£69,883,173	-£70,004,030	-£70,306,171	-£72,119,017	-£73,126,154
60% LAR : 40% CIR	10%	-£59,761,956	-£70,902,633	-£72,979,120	-£73,099,543	-£73,400,605	-£75,206,970	-£76,210,506
60% LAR : 40% CIR	15%	-£63,340,706	-£74,020,136	-£76,089,806	-£76,209,834	-£76,509,906	-£78,310,336	-£79,310,575
60% LAR : 40% CIR	20%	-£66,932,927	-£77,151,617	-£79,215,092	-£79,334,761	-£79,633,933	-£81,429,259	-£82,441,718
60% LAR : 40% CIR	25%	-£70,538,490	-£80,296,938	-£82,354,837	-£82,474,183	-£82,773,029	-£84,590,520	-£85,600,238
60% LAR : 40% CIR	30%	-£74,157,266	-£83,455,969	-£85,530,830	-£85,651,703	-£85,953,886	-£87,766,983	-£88,774,260
60% LAR : 40% CIR	35%	-£77,789,122	-£86,647,277	-£88,727,107	-£88,847,723	-£89,149,262	-£90,958,498	-£91,963,629
60% LAR : 40% CIR	40%	-£81,433,932	-£89,861,626	-£91,937,636	-£92,058,030	-£92,359,014	-£94,164,916	-£95,168,195
60% LAR : 40% CIR	45%	-£85,091,564	-£93,089,481	-£95,162,275	-£95,282,481	-£95,582,997	-£97,386,089	-£98,387,806
60% LAR : 40% CIR	50%	-£88,761,890	-£96,330,707	-£98,400,880	-£98,520,934	-£98,821,067	-£100,621,865	-£101,638,759

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
	0%	-£10,626,120	-£22,690,826	-£24,782,840	-£24,904,165	-£25,207,478	-£27,027,357	-£28,038,401
60% LAR : 40% CIR	5%	-£14,177,537	-£25,779,972	-£27,863,904	-£27,984,760	-£28,286,902	-£30,099,748	-£31,106,885
60% LAR : 40% CIR	10%	-£17,742,687	-£28,883,363	-£30,959,850	-£31,080,274	-£31,381,336	-£33,187,701	-£34,191,236
60% LAR : 40% CIR	15%	-£21,321,437	-£32,000,867	-£34,070,537	-£34,190,565	-£34,490,637	-£36,291,067	-£37,291,305
60% LAR : 40% CIR	20%	-£24,913,658	-£35,132,347	-£37,195,823	-£37,315,491	-£37,614,664	-£39,409,990	-£40,422,448
60% LAR : 40% CIR	25%	-£28,519,221	-£38,277,669	-£40,335,568	-£40,454,914	-£40,753,760	-£42,571,251	-£43,580,969
60% LAR : 40% CIR	30%	-£32,137,996	-£41,436,700	-£43,511,561	-£43,632,434	-£43,934,617	-£45,747,714	-£46,754,990
60% LAR : 40% CIR	35%	-£35,769,853	-£44,628,008	-£46,707,838	-£46,828,454	-£47,129,993	-£48,939,228	-£49,944,360
60% LAR : 40% CIR	40%	-£39,414,663	-£47,842,356	-£49,918,367	-£50,038,760	-£50,339,744	-£52,145,647	-£53,148,926
60% LAR : 40% CIR	45%	-£43,072,295	-£51,070,212	-£53,143,005	-£53,263,212	-£53,563,727	-£55,366,819	-£56,368,537
60% LAR : 40% CIR	50%	-£46,742,621	-£54,311,438	-£56,381,611	-£56,501,664	-£56,801,798	-£58,602,596	-£59,619,489

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
	0%	£6,784,727	-£5,279,980	-£7,371,994	-£7,493,319	-£7,796,632	-£9,616,511	-£10,627,555
60% LAR : 40% CIR	5%	£3,233,309	-£8,369,126	-£10,453,058	-£10,573,914	-£10,876,056	-£12,688,902	-£13,696,039
60% LAR : 40% CIR	10%	-£331,841	-£11,472,517	-£13,549,004	-£13,669,428	-£13,970,490	-£15,776,855	-£16,780,390
60% LAR : 40% CIR	15%	-£3,910,591	-£14,590,021	-£16,659,691	-£16,779,719	-£17,079,791	-£18,880,221	-£19,880,459
60% LAR : 40% CIR	20%	-£7,502,812	-£17,721,501	-£19,784,977	-£19,904,645	-£20,203,818	-£21,999,144	-£23,011,602
60% LAR : 40% CIR	25%	-£11,108,375	-£20,866,823	-£22,924,722	-£23,044,068	-£23,342,914	-£25,160,405	-£26,170,123
60% LAR : 40% CIR	30%	-£14,727,150	-£24,025,854	-£26,100,715	-£26,221,588	-£26,523,771	-£28,336,868	-£29,344,144
60% LAR : 40% CIR	35%	-£18,359,006	-£27,217,162	-£29,296,992	-£29,417,608	-£29,719,147	-£31,528,382	-£32,533,514
60% LAR : 40% CIR	40%	-£22,003,816	-£30,431,510	-£32,507,521	-£32,627,914	-£32,928,898	-£34,734,801	-£35,738,080
60% LAR : 40% CIR	45%	-£25,661,449	-£33,659,366	-£35,732,159	-£35,852,366	-£36,152,881	-£37,955,973	-£38,957,691
60% LAR : 40% CIR	50%	-£29,331,775	-£36,900,592	-£38,970,765	-£39,090,818	-£39,390,952	-£41,191,750	-£42,208,643

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
	0%	£27,365,996	£15,301,290	£13,209,276	£13,087,950	£12,784,637	£10,964,758	£9,953,714
60% LAR : 40% CIR	5%	£23,814,578	£12,212,143	£10,128,211	£10,007,355	£9,705,213	£7,892,367	£6,885,230
60% LAR : 40% CIR	10%	£20,249,429	£9,108,752	£7,032,265	£6,911,841	£6,610,780	£4,804,415	£3,800,879
60% LAR : 40% CIR	15%	£16,670,678	£5,991,248	£3,921,579	£3,801,551	£3,501,478	£1,701,049	£700,810
60% LAR : 40% CIR	20%	£13,078,457	£2,859,768	£796,292	£676,624	£377,451	-£1,417,875	-£2,430,333
60% LAR : 40% CIR	25%	£9,472,895	-£285,554	-£2,343,453	-£2,462,798	-£2,761,645	-£4,579,136	-£5,588,854
60% LAR : 40% CIR	30%	£5,854,119	-£3,444,584	-£5,519,446	-£5,640,319	-£5,942,501	-£7,755,599	-£8,762,875
60% LAR : 40% CIR	35%	£2,222,263	-£6,635,892	-£8,715,723	-£8,836,339	-£9,137,878	-£10,947,113	-£11,952,245
60% LAR : 40% CIR	40%	-£1,422,547	-£9,850,241	-£11,926,251	-£12,046,645	-£12,347,629	-£14,153,532	-£15,156,811
60% LAR : 40% CIR	45%	-£5,080,180	-£13,078,096	-£15,150,890	-£15,271,097	-£15,571,612	-£17,374,704	-£18,376,422
60% LAR : 40% CIR	50%	-£8,750,505	-£16,319,323	-£18,389,496	-£18,509,549	-£18,809,682	-£20,610,481	-£21,627,374

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats	
No Units	**135**
Site Area	**1.04 Ha**

Value Area	**Zone C - £1,750 psf**	
Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£64,648,909	£52,442,589	£50,350,575	£50,229,249	£49,925,936	£48,106,057	£47,095,013
60% LAR : 40% CIR	5%	£60,318,675	£48,566,045	£46,482,112	£46,361,256	£46,059,115	£44,246,268	£43,239,132
60% LAR : 40% CIR	10%	£55,974,915	£44,675,255	£42,598,768	£42,478,345	£42,177,283	£40,370,918	£39,367,383
60% LAR : 40% CIR	15%	£51,617,760	£40,770,355	£38,700,685	£38,580,656	£38,280,585	£36,480,155	£35,479,916
60% LAR : 40% CIR	20%	£47,247,336	£36,851,477	£34,788,001	£34,668,332	£34,369,159	£32,574,124	£31,576,882
60% LAR : 40% CIR	25%	£42,863,771	£32,918,756	£30,860,857	£30,741,512	£30,443,150	£28,652,973	£27,658,430
60% LAR : 40% CIR	30%	£38,450,165	£28,972,328	£26,919,395	£26,800,338	£26,502,697	£24,716,849	£23,724,711
60% LAR : 40% CIR	35%	£34,018,116	£25,012,327	£22,963,755	£22,844,952	£22,547,944	£20,765,898	£19,775,874
60% LAR : 40% CIR	40%	£29,573,113	£21,038,887	£18,994,076	£18,875,492	£18,579,031	£16,793,969	£15,790,690
60% LAR : 40% CIR	45%	£25,115,288	£17,052,142	£15,000,430	£14,880,224	£14,579,709	£12,776,616	£11,774,899
60% LAR : 40% CIR	50%	£20,644,769	£13,035,819	£10,965,645	£10,845,593	£10,545,459	£8,744,661	£7,744,216

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£36,755,822	-£48,962,142	-£51,054,156	-£51,175,481	-£51,478,795	-£53,298,673	-£54,309,717
60% LAR : 40% CIR	5%	-£41,086,056	-£52,838,686	-£54,922,619	-£55,043,475	-£55,345,616	-£57,158,463	-£58,165,599
60% LAR : 40% CIR	10%	-£45,429,815	-£56,729,475	-£58,805,962	-£58,926,386	-£59,227,448	-£61,033,813	-£62,037,348
60% LAR : 40% CIR	15%	-£49,786,971	-£60,634,376	-£62,704,046	-£62,824,075	-£63,124,146	-£64,924,576	-£65,924,815
60% LAR : 40% CIR	20%	-£54,157,395	-£64,553,254	-£66,616,730	-£66,736,399	-£67,035,571	-£68,830,607	-£69,827,849
60% LAR : 40% CIR	25%	-£58,540,960	-£68,485,975	-£70,543,874	-£70,663,218	-£70,961,581	-£72,751,758	-£73,746,300
60% LAR : 40% CIR	30%	-£62,954,565	-£72,432,403	-£74,485,336	-£74,604,393	-£74,902,033	-£76,687,882	-£77,680,020
60% LAR : 40% CIR	35%	-£67,386,615	-£76,392,404	-£78,440,976	-£78,559,779	-£78,856,787	-£80,638,832	-£81,628,857
60% LAR : 40% CIR	40%	-£71,831,618	-£80,365,844	-£82,410,655	-£82,529,239	-£82,825,700	-£84,610,762	-£85,614,041
60% LAR : 40% CIR	45%	-£76,289,443	-£84,352,589	-£86,404,300	-£86,524,507	-£86,825,022	-£88,628,114	-£89,629,832
60% LAR : 40% CIR	50%	-£80,759,962	-£88,368,912	-£90,439,086	-£90,559,138	-£90,859,271	-£92,660,070	-£93,660,514

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,263,447	-£6,942,873	-£9,034,887	-£9,156,212	-£9,459,526	-£11,279,404	-£12,290,448
60% LAR : 40% CIR	5%	£933,213	-£10,819,416	-£12,903,350	-£13,024,206	-£13,326,347	-£15,139,194	-£16,146,330
60% LAR : 40% CIR	10%	-£3,410,546	-£14,710,206	-£16,786,693	-£16,907,117	-£17,208,178	-£19,014,543	-£20,018,079
60% LAR : 40% CIR	15%	-£7,767,702	-£18,615,107	-£20,684,777	-£20,804,806	-£21,104,877	-£22,905,307	-£23,905,545
60% LAR : 40% CIR	20%	-£12,138,126	-£22,533,985	-£24,597,460	-£24,717,130	-£25,016,302	-£26,811,338	-£27,808,580
60% LAR : 40% CIR	25%	-£16,521,691	-£26,466,705	-£28,524,604	-£28,643,949	-£28,942,312	-£30,732,488	-£31,727,031
60% LAR : 40% CIR	30%	-£20,935,296	-£30,413,133	-£32,466,066	-£32,585,123	-£32,882,764	-£34,668,612	-£35,660,751
60% LAR : 40% CIR	35%	-£25,367,346	-£34,373,135	-£36,421,707	-£36,540,510	-£36,837,518	-£38,619,563	-£39,609,588
60% LAR : 40% CIR	40%	-£29,812,348	-£38,346,575	-£40,391,386	-£40,509,970	-£40,806,430	-£42,591,493	-£43,594,772
60% LAR : 40% CIR	45%	-£34,270,174	-£42,333,320	-£44,385,031	-£44,505,238	-£44,805,753	-£46,608,845	-£47,610,563
60% LAR : 40% CIR	50%	-£38,740,693	-£46,349,643	-£48,419,816	-£48,539,869	-£48,840,002	-£50,640,801	-£51,641,245

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£22,674,294	£10,467,973	£8,375,959	£8,254,634	£7,951,321	£6,131,442	£5,120,398
60% LAR : 40% CIR	5%	£18,344,059	£6,591,430	£4,507,497	£4,386,640	£4,084,500	£2,271,652	£1,264,517
60% LAR : 40% CIR	10%	£14,000,300	£2,700,640	£624,153	£503,729	£202,668	-£1,603,697	-£2,607,233
60% LAR : 40% CIR	15%	£9,643,145	-£1,204,261	-£3,273,930	-£3,393,960	-£3,694,031	-£5,494,461	-£6,494,699
60% LAR : 40% CIR	20%	£5,272,720	-£5,123,138	-£7,186,614	-£7,306,283	-£7,605,456	-£9,400,492	-£10,397,734
60% LAR : 40% CIR	25%	£889,155	-£9,055,859	-£11,113,758	-£11,233,103	-£11,531,466	-£13,321,642	-£14,316,185
60% LAR : 40% CIR	30%	-£3,524,450	-£13,002,287	-£15,055,220	-£15,174,277	-£15,471,918	-£17,257,766	-£18,249,905
60% LAR : 40% CIR	35%	-£7,956,499	-£16,962,289	-£19,010,861	-£19,129,664	-£19,426,671	-£21,208,717	-£22,198,742
60% LAR : 40% CIR	40%	-£12,401,502	-£20,935,729	-£22,980,539	-£23,099,124	-£23,395,584	-£25,180,647	-£26,183,926
60% LAR : 40% CIR	45%	-£16,859,328	-£24,922,473	-£26,974,185	-£27,094,392	-£27,394,907	-£29,197,999	-£30,199,716
60% LAR : 40% CIR	50%	-£21,329,846	-£28,938,796	-£31,008,970	-£31,129,023	-£31,429,156	-£33,229,954	-£34,230,399

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£43,255,563	£31,049,242	£28,957,228	£28,835,903	£28,532,590	£26,712,711	£25,701,667
60% LAR : 40% CIR	5%	£38,925,328	£27,172,699	£25,088,766	£24,967,910	£24,665,769	£22,852,922	£21,845,786
60% LAR : 40% CIR	10%	£34,581,569	£23,281,909	£21,205,422	£21,084,999	£20,783,937	£18,977,572	£17,974,036
60% LAR : 40% CIR	15%	£30,224,414	£19,377,008	£17,307,339	£17,187,310	£16,887,238	£15,086,809	£14,086,570
60% LAR : 40% CIR	20%	£25,853,990	£15,458,131	£13,394,655	£13,274,986	£12,975,813	£11,180,777	£10,183,535
60% LAR : 40% CIR	25%	£21,470,425	£11,525,410	£9,467,511	£9,348,166	£9,049,803	£7,259,627	£6,265,084
60% LAR : 40% CIR	30%	£17,056,819	£7,578,982	£5,526,049	£5,406,992	£5,109,351	£3,323,503	£2,331,364
60% LAR : 40% CIR	35%	£12,624,770	£3,618,980	£1,570,408	£1,451,605	£1,154,598	-£627,448	-£1,617,472
60% LAR : 40% CIR	40%	£8,179,767	-£354,459	-£2,399,270	-£2,517,854	-£2,814,315	-£4,599,378	-£5,602,656
60% LAR : 40% CIR	45%	£3,721,942	-£4,341,204	-£6,392,916	-£6,513,122	-£6,813,638	-£8,616,730	-£9,618,447
60% LAR : 40% CIR	50%	-£748,577	-£8,357,527	-£10,427,701	-£10,547,754	-£10,847,887	-£12,648,685	-£13,649,130

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats	
Value Area	**Zone C - £1,900 psf**

No Units	**135**
Site Area	**1.04 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£74,180,812	£61,879,214	£59,799,347	£59,678,021	£59,374,708	£57,554,829	£56,543,785
60% LAR : 40% CIR	5%	£69,373,982	£57,542,378	£55,458,446	£55,337,589	£55,035,448	£53,222,601	£52,215,464
60% LAR : 40% CIR	10%	£64,553,629	£53,179,150	£51,102,664	£50,982,239	£50,681,178	£48,874,813	£47,871,277
60% LAR : 40% CIR	15%	£59,719,878	£48,801,810	£46,732,141	£46,612,112	£46,312,040	£44,511,611	£43,511,372
60% LAR : 40% CIR	20%	£54,872,859	£44,410,494	£42,347,018	£42,227,349	£41,928,177	£40,133,141	£39,135,899
60% LAR : 40% CIR	25%	£50,012,699	£40,005,335	£37,947,436	£37,828,092	£37,529,728	£35,739,551	£34,745,009
60% LAR : 40% CIR	30%	£45,139,525	£35,586,468	£33,533,535	£33,414,479	£33,116,837	£31,330,989	£30,338,851
60% LAR : 40% CIR	35%	£40,253,466	£31,154,028	£29,105,456	£28,986,653	£28,689,645	£26,907,601	£25,917,575
60% LAR : 40% CIR	40%	£35,334,501	£26,708,150	£24,663,339	£24,544,755	£24,248,294	£22,469,533	£21,481,332
60% LAR : 40% CIR	45%	£30,396,560	£22,248,967	£20,207,325	£20,088,925	£19,792,926	£18,016,933	£17,029,684
60% LAR : 40% CIR	50%	£25,445,926	£17,776,614	£15,737,553	£15,619,304	£15,322,536	£13,521,737	£12,521,294

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£27,223,919	-£39,525,517	-£41,605,384	-£41,726,710	-£42,030,023	-£43,849,902	-£44,860,945
60% LAR : 40% CIR	5%	-£32,030,748	-£43,862,353	-£45,946,285	-£46,067,142	-£46,369,283	-£48,182,129	-£49,189,266
60% LAR : 40% CIR	10%	-£36,851,102	-£48,225,581	-£50,302,067	-£50,422,492	-£50,723,552	-£52,529,917	-£53,533,454
60% LAR : 40% CIR	15%	-£41,684,852	-£52,602,920	-£54,672,590	-£54,792,619	-£55,092,690	-£56,893,120	-£57,893,359
60% LAR : 40% CIR	20%	-£46,531,872	-£56,994,237	-£59,057,713	-£59,177,381	-£59,476,554	-£61,271,590	-£62,268,832
60% LAR : 40% CIR	25%	-£51,392,032	-£61,399,395	-£63,457,295	-£63,576,639	-£63,875,003	-£65,665,179	-£66,659,722
60% LAR : 40% CIR	30%	-£56,265,206	-£65,818,263	-£67,871,196	-£67,990,252	-£68,287,893	-£70,073,742	-£71,065,879
60% LAR : 40% CIR	35%	-£61,151,265	-£70,250,703	-£72,299,275	-£72,418,078	-£72,715,085	-£74,497,130	-£75,487,155
60% LAR : 40% CIR	40%	-£66,070,229	-£74,696,581	-£76,741,392	-£76,859,976	-£77,156,436	-£78,935,198	-£79,923,399
60% LAR : 40% CIR	45%	-£71,008,170	-£79,155,764	-£81,197,406	-£81,315,806	-£81,611,805	-£83,387,798	-£84,375,047
60% LAR : 40% CIR	50%	-£75,958,805	-£83,628,117	-£85,667,178	-£85,785,427	-£86,082,194	-£87,882,994	-£88,883,437

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,795,350	£2,493,752	£413,885	£292,560	-£10,754	-£1,830,632	-£2,841,676
60% LAR : 40% CIR	5%	£9,988,521	-£1,843,084	-£3,927,016	-£4,047,872	-£4,350,014	-£6,162,860	-£7,169,997
60% LAR : 40% CIR	10%	£5,168,167	-£6,206,312	-£8,282,798	-£8,403,223	-£8,704,283	-£10,510,648	-£11,514,185
60% LAR : 40% CIR	15%	£334,417	-£10,583,651	-£12,653,321	-£12,773,350	-£13,073,421	-£14,873,851	-£15,874,089
60% LAR : 40% CIR	20%	-£4,512,603	-£14,974,968	-£17,038,444	-£17,158,112	-£17,457,285	-£19,252,320	-£20,249,562
60% LAR : 40% CIR	25%	-£9,372,763	-£19,380,126	-£21,438,025	-£21,557,370	-£21,855,734	-£23,645,910	-£24,640,453
60% LAR : 40% CIR	30%	-£14,245,937	-£23,798,994	-£25,851,926	-£25,970,983	-£26,268,624	-£28,054,472	-£29,046,610
60% LAR : 40% CIR	35%	-£19,131,996	-£28,231,433	-£30,280,005	-£30,398,808	-£30,695,816	-£32,477,861	-£33,467,886
60% LAR : 40% CIR	40%	-£24,050,960	-£32,677,312	-£34,722,122	-£34,840,707	-£35,137,167	-£36,915,929	-£37,904,130
60% LAR : 40% CIR	45%	-£28,988,901	-£37,136,495	-£39,178,137	-£39,296,537	-£39,592,535	-£41,368,529	-£42,355,777
60% LAR : 40% CIR	50%	-£33,939,536	-£41,608,847	-£43,647,909	-£43,766,157	-£44,062,925	-£45,863,724	-£46,864,168

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£32,206,196	£19,904,598	£17,824,731	£17,703,406	£17,400,093	£15,580,214	£14,569,170
60% LAR : 40% CIR	5%	£27,399,367	£15,567,762	£13,483,830	£13,362,974	£13,060,832	£11,247,986	£10,240,849
60% LAR : 40% CIR	10%	£22,579,013	£11,204,534	£9,128,048	£9,007,624	£8,706,563	£6,900,198	£5,896,661
60% LAR : 40% CIR	15%	£17,745,263	£6,827,195	£4,757,525	£4,637,496	£4,337,425	£2,536,995	£1,536,757
60% LAR : 40% CIR	20%	£12,898,243	£2,435,878	£372,402	£252,734	-£46,439	-£1,841,474	-£2,838,716
60% LAR : 40% CIR	25%	£8,038,083	-£1,969,280	-£4,027,179	-£4,146,524	-£4,444,888	-£6,235,064	-£7,229,607
60% LAR : 40% CIR	30%	£3,164,909	-£6,388,147	-£8,441,080	-£8,560,136	-£8,857,778	-£10,643,626	-£11,635,764
60% LAR : 40% CIR	35%	-£1,721,150	-£10,820,587	-£12,869,159	-£12,987,962	-£13,284,970	-£15,067,014	-£16,057,040
60% LAR : 40% CIR	40%	-£6,640,114	-£15,266,465	-£17,311,276	-£17,429,861	-£17,726,321	-£19,505,083	-£20,493,283
60% LAR : 40% CIR	45%	-£11,578,055	-£19,725,649	-£21,767,291	-£21,885,691	-£22,181,689	-£23,957,683	-£24,944,931
60% LAR : 40% CIR	50%	-£16,528,689	-£24,198,001	-£26,237,063	-£26,355,311	-£26,652,079	-£28,452,878	-£29,453,322

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£52,787,466	£40,485,868	£38,406,000	£38,284,675	£37,981,362	£36,161,483	£35,150,439
60% LAR : 40% CIR	5%	£47,980,636	£36,149,032	£34,065,099	£33,944,243	£33,642,101	£31,829,255	£30,822,118
60% LAR : 40% CIR	10%	£43,160,283	£31,785,804	£29,709,318	£29,588,893	£29,287,832	£27,481,467	£26,477,931
60% LAR : 40% CIR	15%	£38,326,532	£27,408,464	£25,338,795	£25,218,766	£24,918,694	£23,118,265	£22,118,026
60% LAR : 40% CIR	20%	£33,479,513	£23,017,147	£20,953,672	£20,834,003	£20,534,831	£18,739,795	£17,742,553
60% LAR : 40% CIR	25%	£28,619,352	£18,611,989	£16,554,090	£16,434,745	£16,136,382	£14,346,205	£13,351,662
60% LAR : 40% CIR	30%	£23,746,178	£14,193,122	£12,140,189	£12,021,133	£11,723,491	£9,937,643	£8,945,505
60% LAR : 40% CIR	35%	£18,860,120	£9,760,682	£7,712,110	£7,593,307	£7,296,299	£5,514,255	£4,524,229
60% LAR : 40% CIR	40%	£13,941,155	£5,314,804	£3,269,993	£3,151,409	£2,854,948	£1,076,186	£87,986
60% LAR : 40% CIR	45%	£9,003,214	£855,621	-£1,186,021	-£1,304,422	-£1,600,420	-£3,376,413	-£4,363,662
60% LAR : 40% CIR	50%	£4,052,580	-£3,616,732	-£5,655,793	-£5,774,042	-£6,070,810	-£7,871,609	-£8,872,053

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		**Value Area**	**Zone C - £2,000 psf**

No Units	**135**
Site Area	**1.04 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£80,535,414	£68,132,205	£66,071,631	£65,952,129	£65,653,375	£63,854,010	£62,842,966
60% LAR : 40% CIR	5%	£75,410,855	£63,488,978	£61,436,364	£61,317,325	£61,019,670	£59,206,823	£58,199,687
60% LAR : 40% CIR	10%	£70,272,770	£58,831,720	£56,771,926	£56,651,502	£56,350,440	£54,544,075	£53,540,540
60% LAR : 40% CIR	15%	£65,121,289	£54,156,115	£52,086,444	£51,966,416	£51,666,345	£49,865,914	£48,865,675
60% LAR : 40% CIR	20%	£59,956,540	£49,449,839	£47,386,363	£47,266,694	£46,967,521	£45,172,485	£44,175,244
60% LAR : 40% CIR	25%	£54,778,650	£44,729,721	£42,671,822	£42,552,477	£42,254,114	£40,463,938	£39,469,395
60% LAR : 40% CIR	30%	£49,587,746	£39,995,896	£37,942,962	£37,823,906	£37,526,264	£35,740,416	£34,748,278
60% LAR : 40% CIR	35%	£44,383,957	£35,248,496	£33,199,924	£33,081,121	£32,784,113	£31,002,069	£30,012,043
60% LAR : 40% CIR	40%	£39,167,410	£30,487,659	£28,442,848	£28,324,264	£28,027,803	£26,249,041	£25,260,840
60% LAR : 40% CIR	45%	£33,917,409	£25,713,517	£23,671,875	£23,553,474	£23,257,476	£21,481,483	£20,494,819
60% LAR : 40% CIR	50%	£28,646,698	£20,926,204	£18,887,144	£18,768,895	£18,473,273	£16,699,538	£15,706,012

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£20,869,316	-£33,272,526	-£35,333,099	-£35,452,601	-£35,751,356	-£37,550,721	-£38,561,765
60% LAR : 40% CIR	5%	-£25,993,876	-£37,915,753	-£39,968,366	-£40,087,406	-£40,385,061	-£42,197,907	-£43,205,044
60% LAR : 40% CIR	10%	-£31,131,961	-£42,573,011	-£44,632,805	-£44,753,229	-£45,054,290	-£46,860,655	-£47,864,191
60% LAR : 40% CIR	15%	-£36,283,441	-£47,248,616	-£49,318,287	-£49,438,315	-£49,738,386	-£51,538,817	-£52,539,055
60% LAR : 40% CIR	20%	-£41,448,191	-£51,954,892	-£54,018,368	-£54,138,037	-£54,437,210	-£56,232,245	-£57,229,486
60% LAR : 40% CIR	25%	-£46,626,081	-£56,675,010	-£58,732,909	-£58,852,254	-£59,150,617	-£60,940,793	-£61,935,336
60% LAR : 40% CIR	30%	-£51,816,984	-£61,408,835	-£63,461,769	-£63,580,825	-£63,878,467	-£65,664,315	-£66,656,453
60% LAR : 40% CIR	35%	-£57,020,773	-£66,156,235	-£68,204,807	-£68,323,610	-£68,620,618	-£70,402,662	-£71,392,688
60% LAR : 40% CIR	40%	-£62,237,321	-£70,917,072	-£72,961,883	-£73,080,467	-£73,376,928	-£75,155,689	-£76,143,891
60% LAR : 40% CIR	45%	-£67,487,322	-£75,691,214	-£77,732,856	-£77,851,256	-£78,147,255	-£79,923,248	-£80,909,912
60% LAR : 40% CIR	50%	-£72,758,033	-£80,478,527	-£82,517,587	-£82,635,836	-£82,931,458	-£84,705,193	-£85,698,719

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,149,953	£8,746,743	£6,686,170	£6,566,668	£6,267,914	£4,468,549	£3,457,505
60% LAR : 40% CIR	5%	£16,025,393	£4,103,517	£2,050,903	£1,931,863	£1,634,208	-£178,638	-£1,185,775
60% LAR : 40% CIR	10%	£10,887,309	-£553,741	-£2,613,536	-£2,733,959	-£3,035,021	-£4,841,386	-£5,844,922
60% LAR : 40% CIR	15%	£5,735,828	-£5,229,347	-£7,299,017	-£7,419,046	-£7,719,117	-£9,519,548	-£10,519,786
60% LAR : 40% CIR	20%	£571,078	-£9,935,623	-£11,999,098	-£12,118,768	-£12,417,940	-£14,212,976	-£15,210,217
60% LAR : 40% CIR	25%	-£4,606,812	-£14,655,741	-£16,713,640	-£16,832,985	-£17,131,347	-£18,921,524	-£19,916,067
60% LAR : 40% CIR	30%	-£9,797,715	-£19,389,566	-£21,442,500	-£21,561,556	-£21,859,198	-£23,645,046	-£24,637,184
60% LAR : 40% CIR	35%	-£15,001,504	-£24,136,966	-£26,185,538	-£26,304,341	-£26,601,348	-£28,383,393	-£29,373,419
60% LAR : 40% CIR	40%	-£20,218,052	-£28,897,803	-£30,942,614	-£31,061,198	-£31,357,658	-£33,136,420	-£34,124,622
60% LAR : 40% CIR	45%	-£25,468,053	-£33,671,945	-£35,713,587	-£35,831,987	-£36,127,986	-£37,903,979	-£38,890,642
60% LAR : 40% CIR	50%	-£30,738,763	-£38,459,257	-£40,498,318	-£40,616,566	-£40,912,189	-£42,685,924	-£43,679,450

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£38,560,799	£26,157,589	£24,097,016	£23,977,514	£23,678,760	£21,879,395	£20,868,351
60% LAR : 40% CIR	5%	£33,436,239	£21,514,363	£19,461,749	£19,342,710	£19,045,054	£17,232,208	£16,225,071
60% LAR : 40% CIR	10%	£28,298,155	£16,857,105	£14,797,310	£14,676,887	£14,375,825	£12,569,460	£11,565,925
60% LAR : 40% CIR	15%	£23,146,674	£12,181,499	£10,111,829	£9,991,801	£9,691,729	£7,891,299	£6,891,060
60% LAR : 40% CIR	20%	£17,981,925	£7,475,224	£5,411,748	£5,292,078	£4,992,906	£3,197,870	£2,200,629
60% LAR : 40% CIR	25%	£12,804,034	£2,755,105	£697,206	£577,862	£279,499	-£1,510,678	-£2,505,220
60% LAR : 40% CIR	30%	£7,613,131	-£1,978,720	-£4,031,654	-£4,150,710	-£4,448,352	-£6,234,200	-£7,226,337
60% LAR : 40% CIR	35%	£2,409,342	-£6,726,120	-£8,774,692	-£8,893,495	-£9,190,502	-£10,972,547	-£11,962,572
60% LAR : 40% CIR	40%	-£2,807,206	-£11,486,957	-£13,531,768	-£13,650,352	-£13,946,812	-£15,725,574	-£16,713,776
60% LAR : 40% CIR	45%	-£8,057,207	-£16,261,099	-£18,302,741	-£18,421,141	-£18,717,139	-£20,493,133	-£21,479,796
60% LAR : 40% CIR	50%	-£13,327,917	-£21,048,411	-£23,087,472	-£23,205,720	-£23,501,343	-£25,275,077	-£26,268,603

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£59,142,068	£46,738,858	£44,678,285	£44,558,783	£44,260,029	£42,460,664	£41,449,620
60% LAR : 40% CIR	5%	£54,017,509	£42,095,632	£40,043,018	£39,923,979	£39,626,323	£37,813,477	£36,806,340
60% LAR : 40% CIR	10%	£48,879,424	£37,438,374	£35,378,580	£35,258,156	£34,957,094	£33,150,729	£32,147,194
60% LAR : 40% CIR	15%	£43,727,943	£32,762,769	£30,693,098	£30,573,070	£30,272,998	£28,472,568	£27,472,329
60% LAR : 40% CIR	20%	£38,563,194	£28,056,493	£25,993,017	£25,873,348	£25,574,175	£23,779,139	£22,781,898
60% LAR : 40% CIR	25%	£33,385,303	£23,336,375	£21,278,476	£21,159,131	£20,860,768	£19,070,592	£18,076,049
60% LAR : 40% CIR	30%	£28,194,400	£18,602,549	£16,549,615	£16,430,559	£16,132,918	£14,347,069	£13,354,932
60% LAR : 40% CIR	35%	£22,990,611	£13,855,150	£11,806,578	£11,687,775	£11,390,767	£9,608,722	£8,618,697
60% LAR : 40% CIR	40%	£17,774,063	£9,094,313	£7,049,502	£6,930,917	£6,634,457	£4,855,695	£3,867,494
60% LAR : 40% CIR	45%	£12,524,063	£4,320,171	£2,278,528	£2,160,128	£1,864,130	£88,136	-£898,527
60% LAR : 40% CIR	50%	£7,253,352	-£467,142	-£2,506,202	-£2,624,451	-£2,920,073	-£4,693,808	-£5,687,334

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats	

Value Area	**Zone C - RP Periphery £2,250 psf**

No Units	**135**
Site Area	**1.04 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£96,421,919	£83,764,682	£81,704,109	£81,584,607	£81,285,853	£79,493,324	£78,497,475
60% LAR : 40% CIR	5%	£90,503,034	£78,339,831	£76,287,219	£76,168,178	£75,870,578	£74,084,976	£73,092,976
60% LAR : 40% CIR	10%	£84,570,625	£72,900,950	£70,855,670	£70,737,056	£70,440,520	£68,661,302	£67,672,848
60% LAR : 40% CIR	15%	£78,624,819	£67,448,168	£65,409,603	£65,291,378	£64,995,817	£63,222,446	£62,237,240
60% LAR : 40% CIR	20%	£72,665,744	£61,981,620	£59,949,156	£59,831,285	£59,536,609	£57,768,551	£56,773,606
60% LAR : 40% CIR	25%	£66,693,529	£56,501,438	£54,474,466	£54,356,915	£54,063,037	£52,274,901	£51,280,360
60% LAR : 40% CIR	30%	£60,708,300	£51,007,753	£48,966,529	£48,847,472	£48,549,831	£46,763,983	£45,771,844
60% LAR : 40% CIR	35%	£54,710,185	£45,484,665	£43,436,093	£43,317,290	£43,020,282	£41,238,238	£40,248,212
60% LAR : 40% CIR	40%	£48,699,312	£39,936,430	£37,891,619	£37,773,035	£37,476,575	£35,697,813	£34,709,612
60% LAR : 40% CIR	45%	£42,675,810	£34,374,890	£32,333,248	£32,214,848	£31,918,850	£30,142,856	£29,156,193
60% LAR : 40% CIR	50%	£36,639,805	£28,800,181	£26,761,120	£26,642,872	£26,347,249	£24,573,514	£23,588,105

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,982,812	-£17,640,049	-£19,700,622	-£19,820,124	-£20,118,878	-£21,911,407	-£22,907,256
60% LAR : 40% CIR	5%	-£10,901,697	-£23,064,899	-£25,117,512	-£25,236,553	-£25,534,153	-£27,319,754	-£28,311,755
60% LAR : 40% CIR	10%	-£16,834,106	-£28,503,781	-£30,549,060	-£30,667,675	-£30,964,211	-£32,743,429	-£33,731,883
60% LAR : 40% CIR	15%	-£22,779,912	-£33,956,562	-£35,995,128	-£36,113,352	-£36,408,914	-£38,182,285	-£39,167,491
60% LAR : 40% CIR	20%	-£28,738,987	-£39,423,111	-£41,455,575	-£41,573,446	-£41,868,122	-£43,636,180	-£44,631,125
60% LAR : 40% CIR	25%	-£34,711,201	-£44,903,293	-£46,930,264	-£47,047,816	-£47,341,694	-£49,129,829	-£50,124,371
60% LAR : 40% CIR	30%	-£40,696,431	-£50,396,978	-£52,438,202	-£52,557,259	-£52,854,900	-£54,640,748	-£55,632,886
60% LAR : 40% CIR	35%	-£46,694,545	-£55,920,066	-£57,968,638	-£58,087,441	-£58,384,448	-£60,166,493	-£61,156,519
60% LAR : 40% CIR	40%	-£52,705,418	-£61,468,301	-£63,513,112	-£63,631,696	-£63,928,156	-£65,706,918	-£66,695,119
60% LAR : 40% CIR	45%	-£58,728,921	-£67,029,840	-£69,071,483	-£69,189,883	-£69,485,881	-£71,261,875	-£72,248,538
60% LAR : 40% CIR	50%	-£64,764,925	-£72,604,550	-£74,643,611	-£74,761,859	-£75,057,482	-£76,831,216	-£77,816,625

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£37,036,457	£24,379,220	£22,318,647	£22,199,145	£21,900,391	£20,107,863	£19,112,013
60% LAR : 40% CIR	5%	£31,117,572	£18,954,370	£16,901,757	£16,782,717	£16,485,116	£14,699,515	£13,707,514
60% LAR : 40% CIR	10%	£25,185,163	£13,515,489	£11,470,209	£11,351,594	£11,055,058	£9,275,841	£8,287,386
60% LAR : 40% CIR	15%	£19,239,357	£8,062,707	£6,024,141	£5,905,917	£5,610,355	£3,836,984	£2,851,778
60% LAR : 40% CIR	20%	£13,280,282	£2,596,159	£563,694	£445,824	£151,147	-£1,616,911	-£2,611,855
60% LAR : 40% CIR	25%	£7,308,068	-£2,884,024	-£4,910,995	-£5,028,546	-£5,322,425	-£7,110,560	-£8,105,102
60% LAR : 40% CIR	30%	£1,322,838	-£8,377,709	-£10,418,933	-£10,537,990	-£10,835,630	-£12,621,479	-£13,613,617
60% LAR : 40% CIR	35%	-£4,675,276	-£13,900,797	-£15,949,369	-£16,068,172	-£16,365,179	-£18,147,224	-£19,137,249
60% LAR : 40% CIR	40%	-£10,686,149	-£19,449,032	-£21,493,843	-£21,612,427	-£21,908,886	-£23,687,648	-£24,675,850
60% LAR : 40% CIR	45%	-£16,709,652	-£25,010,571	-£27,052,213	-£27,170,613	-£27,466,612	-£29,242,605	-£30,229,269
60% LAR : 40% CIR	50%	-£22,745,656	-£30,585,281	-£32,624,341	-£32,742,590	-£33,038,212	-£34,811,947	-£35,797,356

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£54,447,303	£41,790,067	£39,729,493	£39,609,991	£39,311,237	£37,518,709	£36,522,859
60% LAR : 40% CIR	5%	£48,528,418	£36,365,216	£34,312,603	£34,193,563	£33,895,962	£32,110,361	£31,118,361
60% LAR : 40% CIR	10%	£42,596,009	£30,926,335	£28,881,055	£28,762,440	£28,465,904	£26,686,687	£25,698,233
60% LAR : 40% CIR	15%	£36,650,203	£25,473,553	£23,434,988	£23,316,763	£23,021,201	£21,247,830	£20,262,624
60% LAR : 40% CIR	20%	£30,691,129	£20,007,005	£17,974,540	£17,856,670	£17,561,994	£15,793,936	£14,798,991
60% LAR : 40% CIR	25%	£24,718,914	£14,526,822	£12,499,851	£12,382,300	£12,088,421	£10,300,286	£9,305,744
60% LAR : 40% CIR	30%	£18,733,684	£9,033,137	£6,991,914	£6,872,857	£6,575,216	£4,789,368	£3,797,229
60% LAR : 40% CIR	35%	£12,735,570	£3,510,050	£1,461,478	£1,342,674	£1,045,667	-£736,378	-£1,726,403
60% LAR : 40% CIR	40%	£6,724,697	-£2,038,186	-£4,082,997	-£4,201,581	-£4,498,040	-£6,276,802	-£7,265,004
60% LAR : 40% CIR	45%	£701,194	-£7,599,725	-£9,641,367	-£9,759,767	-£10,055,766	-£11,831,759	-£12,818,422
60% LAR : 40% CIR	50%	-£5,334,810	-£13,174,435	-£15,213,495	-£15,331,744	-£15,627,366	-£17,401,101	-£18,386,510

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 & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£75,028,573	£62,371,336	£60,310,763	£60,191,261	£59,892,506	£58,099,978	£57,104,129
60% LAR : 40% CIR	5%	£69,109,688	£56,946,485	£54,893,872	£54,774,832	£54,477,231	£52,691,630	£51,699,630
60% LAR : 40% CIR	10%	£63,177,279	£51,507,604	£49,462,324	£49,343,709	£49,047,174	£47,267,956	£46,279,502
60% LAR : 40% CIR	15%	£57,231,473	£46,054,822	£44,016,257	£43,898,032	£43,602,471	£41,829,100	£40,843,893
60% LAR : 40% CIR	20%	£51,272,398	£40,588,274	£38,555,810	£38,437,939	£38,143,263	£36,375,205	£35,380,260
60% LAR : 40% CIR	25%	£45,300,183	£35,108,092	£33,081,120	£32,963,569	£32,669,690	£30,881,555	£29,887,013
60% LAR : 40% CIR	30%	£39,314,954	£29,614,406	£27,573,183	£27,454,126	£27,156,485	£25,370,637	£24,378,498
60% LAR : 40% CIR	35%	£33,316,839	£24,091,319	£22,042,747	£21,923,944	£21,626,936	£19,844,892	£18,854,866
60% LAR : 40% CIR	40%	£27,305,966	£18,543,083	£16,498,273	£16,379,688	£16,083,229	£14,304,467	£13,316,266
60% LAR : 40% CIR	45%	£21,282,464	£12,981,544	£10,939,902	£10,821,502	£10,525,503	£8,749,510	£7,762,847
60% LAR : 40% CIR	50%	£15,246,459	£7,406,834	£5,367,774	£5,249,525	£4,953,903	£3,180,168	£2,194,759

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area	Zone C - RP Periphery £2,450 psf

No Units	135
Site Area	1.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£109,131,123	£96,270,664	£94,210,090	£94,090,588	£93,791,834	£91,999,306	£91,003,457
60% LAR : 40% CIR	5%	£102,576,778	£90,220,514	£88,167,901	£88,048,861	£87,751,260	£85,965,659	£84,973,659
60% LAR : 40% CIR	10%	£96,008,908	£84,156,333	£82,111,054	£81,992,440	£81,695,904	£79,916,686	£78,928,232
60% LAR : 40% CIR	15%	£89,427,642	£78,078,253	£76,039,688	£75,921,464	£75,625,901	£73,852,530	£72,867,324
60% LAR : 40% CIR	20%	£82,833,108	£71,986,406	£69,953,941	£69,836,071	£69,541,394	£67,773,336	£66,791,082
60% LAR : 40% CIR	25%	£76,225,432	£65,880,923	£63,853,953	£63,736,402	£63,442,522	£61,679,250	£60,699,655
60% LAR : 40% CIR	30%	£69,604,742	£59,761,940	£57,739,860	£57,622,593	£57,329,425	£55,570,416	£54,590,698
60% LAR : 40% CIR	35%	£62,971,168	£53,629,588	£51,611,803	£51,494,785	£51,202,241	£49,427,173	£48,437,147
60% LAR : 40% CIR	40%	£56,324,836	£47,483,997	£45,450,636	£45,332,052	£45,035,592	£43,256,830	£42,268,629
60% LAR : 40% CIR	45%	£49,665,873	£41,303,989	£39,262,347	£39,143,948	£38,847,948	£37,071,955	£36,085,293
60% LAR : 40% CIR	50%	£42,994,407	£35,099,361	£33,060,301	£32,942,053	£32,646,430	£30,872,695	£29,887,287

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,726,392	-£5,134,067	-£7,194,640	-£7,314,142	-£7,612,897	-£9,405,425	-£10,401,273
60% LAR : 40% CIR	5%	£1,172,047	-£11,184,217	-£13,236,830	-£13,355,870	-£13,653,470	-£15,439,072	-£16,431,072
60% LAR : 40% CIR	10%	-£5,395,822	-£17,248,398	-£19,293,676	-£19,412,291	-£19,708,827	-£21,488,045	-£22,476,499
60% LAR : 40% CIR	15%	-£11,977,089	-£23,326,478	-£25,365,043	-£25,483,267	-£25,778,830	-£27,552,201	-£28,537,407
60% LAR : 40% CIR	20%	-£18,571,623	-£29,418,325	-£31,450,790	-£31,568,660	-£31,863,336	-£33,631,394	-£34,613,649
60% LAR : 40% CIR	25%	-£25,179,299	-£35,523,807	-£37,550,778	-£37,668,329	-£37,962,209	-£39,725,481	-£40,705,076
60% LAR : 40% CIR	30%	-£31,799,988	-£41,642,790	-£43,664,871	-£43,782,138	-£44,075,306	-£45,834,315	-£46,814,032
60% LAR : 40% CIR	35%	-£38,433,563	-£47,775,143	-£49,792,928	-£49,909,945	-£50,202,489	-£51,977,558	-£52,967,583
60% LAR : 40% CIR	40%	-£45,079,895	-£53,920,733	-£55,954,095	-£56,072,679	-£56,369,139	-£58,147,901	-£59,136,102
60% LAR : 40% CIR	45%	-£51,738,858	-£60,100,742	-£62,142,384	-£62,260,783	-£62,556,782	-£64,332,776	-£65,319,438
60% LAR : 40% CIR	50%	-£58,410,324	-£66,305,369	-£68,344,430	-£68,462,678	-£68,758,301	-£70,532,035	-£71,517,443

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£49,745,661	£36,885,202	£34,824,629	£34,705,127	£34,406,373	£32,613,844	£31,617,996
60% LAR : 40% CIR	5%	£43,191,316	£30,835,053	£28,782,440	£28,663,399	£28,365,799	£26,580,198	£25,588,197
60% LAR : 40% CIR	10%	£36,623,447	£24,770,872	£22,725,593	£22,606,978	£22,310,442	£20,531,225	£19,542,770
60% LAR : 40% CIR	15%	£30,042,181	£18,692,791	£16,654,227	£16,536,002	£16,240,440	£14,467,069	£13,481,862
60% LAR : 40% CIR	20%	£23,447,647	£12,600,944	£10,568,480	£10,450,609	£10,155,933	£8,387,875	£7,405,621
60% LAR : 40% CIR	25%	£16,839,971	£6,495,462	£4,468,491	£4,350,940	£4,057,061	£2,293,789	£1,314,193
60% LAR : 40% CIR	30%	£10,219,281	£376,479	-£1,645,602	-£1,762,869	-£2,056,037	-£3,815,046	-£4,794,763
60% LAR : 40% CIR	35%	£3,585,706	-£5,755,874	-£7,773,659	-£7,890,676	-£8,183,220	-£9,958,289	-£10,948,314
60% LAR : 40% CIR	40%	-£3,060,626	-£11,901,464	-£13,934,825	-£14,053,409	-£14,349,870	-£16,128,632	-£17,116,832
60% LAR : 40% CIR	45%	-£9,719,589	-£18,081,472	-£20,123,115	-£20,241,514	-£20,537,513	-£22,313,507	-£23,300,169
60% LAR : 40% CIR	50%	-£16,391,055	-£24,286,100	-£26,325,160	-£26,443,409	-£26,739,031	-£28,512,766	-£29,498,174

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£67,156,507	£54,296,048	£52,235,475	£52,115,973	£51,817,219	£50,024,690	£49,028,842
60% LAR : 40% CIR	5%	£60,602,162	£48,245,899	£46,193,286	£46,074,245	£45,776,645	£43,991,044	£42,999,043
60% LAR : 40% CIR	10%	£54,034,293	£42,181,718	£40,136,439	£40,017,824	£39,721,288	£37,942,071	£36,953,617
60% LAR : 40% CIR	15%	£47,453,027	£36,103,637	£34,065,073	£33,946,848	£33,651,286	£31,877,915	£30,892,708
60% LAR : 40% CIR	20%	£40,858,493	£30,011,790	£27,979,326	£27,861,455	£27,566,779	£25,798,721	£24,816,467
60% LAR : 40% CIR	25%	£34,250,817	£23,906,308	£21,879,338	£21,761,786	£21,467,907	£19,704,635	£18,725,039
60% LAR : 40% CIR	30%	£27,630,127	£17,787,325	£15,765,245	£15,647,977	£15,354,809	£13,595,801	£12,616,083
60% LAR : 40% CIR	35%	£20,996,552	£11,654,972	£9,637,187	£9,520,170	£9,227,626	£7,452,558	£6,462,532
60% LAR : 40% CIR	40%	£14,350,220	£5,509,382	£3,476,021	£3,357,437	£3,060,976	£1,282,214	£294,014
60% LAR : 40% CIR	45%	£7,691,257	-£670,626	-£2,712,268	-£2,830,668	-£3,126,667	-£4,902,660	-£5,889,323
60% LAR : 40% CIR	50%	£1,019,792	-£6,875,254	-£8,914,314	-£9,032,563	-£9,328,185	-£11,101,920	-£12,087,328

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£87,737,777	£74,877,317	£72,816,744	£72,697,242	£72,398,488	£70,605,960	£69,610,111
60% LAR : 40% CIR	5%	£81,183,431	£68,827,168	£66,774,555	£66,655,515	£66,357,914	£64,572,313	£63,580,313
60% LAR : 40% CIR	10%	£74,615,562	£62,762,987	£60,717,708	£60,599,093	£60,302,558	£58,523,340	£57,534,886
60% LAR : 40% CIR	15%	£68,034,296	£56,684,906	£54,646,342	£54,528,117	£54,232,555	£52,459,184	£51,473,978
60% LAR : 40% CIR	20%	£61,439,762	£50,593,059	£48,560,595	£48,442,725	£48,148,048	£46,379,990	£45,397,736
60% LAR : 40% CIR	25%	£54,832,086	£44,487,577	£42,460,607	£42,343,056	£42,049,176	£40,285,904	£39,306,309
60% LAR : 40% CIR	30%	£48,211,396	£38,368,594	£36,346,514	£36,229,247	£35,936,078	£34,177,070	£33,197,352
60% LAR : 40% CIR	35%	£41,577,822	£32,236,242	£30,218,457	£30,101,439	£29,808,895	£28,033,827	£27,043,801
60% LAR : 40% CIR	40%	£34,931,489	£26,090,651	£24,057,290	£23,938,706	£23,642,245	£21,863,484	£20,875,283
60% LAR : 40% CIR	45%	£28,272,526	£19,910,643	£17,869,001	£17,750,602	£17,454,602	£15,678,609	£14,691,946
60% LAR : 40% CIR	50%	£21,601,061	£13,706,015	£11,666,955	£11,548,706	£11,253,084	£9,479,349	£8,493,941

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area	Zone C - £1,050 psf	
No Units	150	Sales value inflation		Growth
Site Area	0.27 Ha	Build cost inflation		Growth
		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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£23,352,930	£11,251,938	£9,762,436	£9,621,366	£9,268,692	£7,152,645	£7,387,762
60% LAR : 40% CIR	5%	£21,005,822	£9,372,307	£7,888,418	£7,747,880	£7,396,534	£5,288,458	£5,522,688
60% LAR : 40% CIR	10%	£18,643,566	£7,476,969	£5,998,244	£5,858,194	£5,508,070	£3,407,323	£3,640,739
60% LAR : 40% CIR	15%	£16,266,298	£5,566,072	£4,092,060	£3,952,456	£3,603,448	£1,509,395	£1,742,068
60% LAR : 40% CIR	20%	£13,874,157	£3,639,757	£2,170,015	£2,030,815	£1,682,817	-£411,350	-£175,812
60% LAR : 40% CIR	25%	£11,467,284	£1,698,169	£232,256	£93,420	-£257,541	-£2,395,784	-£2,157,275
60% LAR : 40% CIR	30%	£9,037,673	-£262,493	-£1,761,188	-£1,903,962	-£2,260,897	-£4,402,503	-£4,164,548
60% LAR : 40% CIR	35%	£6,576,470	-£2,285,494	-£3,789,933	-£3,932,418	-£4,288,629	-£6,425,892	-£6,188,418
60% LAR : 40% CIR	40%	£4,100,731	-£4,332,590	-£5,834,418	-£5,976,654	-£6,332,245	-£8,465,789	-£8,228,729
60% LAR : 40% CIR	45%	£1,610,597	-£6,394,835	-£7,894,488	-£8,036,519	-£8,391,592	-£10,522,036	-£10,285,320
60% LAR : 40% CIR	50%	-£907,429	-£8,472,083	-£9,969,994	-£10,111,857	-£10,466,517	-£12,594,471	-£12,358,031

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-3278615.865	-£15,379,607	-£16,869,110	-£17,010,179	-£17,362,853	-£19,478,901	-£19,243,784
60% LAR : 40% CIR	5%	-£5,625,723	-£17,259,239	-£18,743,127	-£18,883,666	-£19,235,011	-£21,343,088	-£21,108,857
60% LAR : 40% CIR	10%	-£7,987,979	-£19,154,576	-£20,633,302	-£20,773,352	-£21,123,476	-£23,224,223	-£22,990,806
60% LAR : 40% CIR	15%	-£10,365,247	-£21,065,473	-£22,539,485	-£22,679,090	-£23,028,097	-£25,122,150	-£24,889,478
60% LAR : 40% CIR	20%	-£12,757,388	-£22,991,789	-£24,461,531	-£24,600,730	-£24,948,728	-£27,042,896	-£26,807,357
60% LAR : 40% CIR	25%	-£15,164,262	-£24,933,376	-£26,399,290	-£26,538,126	-£26,889,087	-£29,027,329	-£28,788,820
60% LAR : 40% CIR	30%	-£17,593,872	-£26,894,038	-£28,392,734	-£28,535,508	-£28,892,442	-£31,034,049	-£30,796,093
60% LAR : 40% CIR	35%	-£20,055,075	-£28,917,040	-£30,421,479	-£30,563,963	-£30,920,174	-£33,057,437	-£32,819,963
60% LAR : 40% CIR	40%	-£22,530,815	-£30,964,135	-£32,465,963	-£32,608,200	-£32,963,791	-£35,097,334	-£34,860,275
60% LAR : 40% CIR	45%	-£25,020,948	-£33,026,381	-£34,526,034	-£34,668,064	-£35,023,138	-£37,153,581	-£36,916,865
60% LAR : 40% CIR	50%	-£27,538,975	-£35,103,628	-£36,601,539	-£36,743,402	-£37,098,062	-£39,226,016	-£38,989,577

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,756,748	-£4,344,244	-£5,833,746	-£5,974,816	-£6,327,490	-£8,443,537	-£8,208,420
60% LAR : 40% CIR	5%	£5,409,641	-£6,223,875	-£7,707,764	-£7,848,302	-£8,199,648	-£10,307,724	-£10,073,494
60% LAR : 40% CIR	10%	£3,047,384	-£8,119,212	-£9,597,938	-£9,737,988	-£10,088,112	-£12,188,859	-£11,955,442
60% LAR : 40% CIR	15%	£670,117	-£10,030,110	-£11,504,122	-£11,643,726	-£11,992,734	-£14,086,787	-£13,854,114
60% LAR : 40% CIR	20%	-£1,722,024	-£11,956,425	-£13,426,167	-£13,565,366	-£13,913,364	-£16,007,532	-£15,771,994
60% LAR : 40% CIR	25%	-£4,128,898	-£13,898,013	-£15,363,926	-£15,502,762	-£15,853,723	-£17,991,966	-£17,753,457
60% LAR : 40% CIR	30%	-£6,558,509	-£15,858,674	-£17,357,370	-£17,500,144	-£17,857,079	-£19,998,685	-£19,760,729
60% LAR : 40% CIR	35%	-£9,019,712	-£17,881,676	-£19,386,115	-£19,528,599	-£19,884,811	-£22,022,074	-£21,784,600
60% LAR : 40% CIR	40%	-£11,495,451	-£19,928,771	-£21,430,600	-£21,572,836	-£21,928,427	-£24,061,971	-£23,824,911
60% LAR : 40% CIR	45%	-£13,985,585	-£21,991,017	-£23,490,670	-£23,632,700	-£23,987,774	-£26,118,217	-£25,881,501
60% LAR : 40% CIR	50%	-£16,503,611	-£24,068,264	-£25,566,176	-£25,708,039	-£26,062,698	-£28,190,652	-£27,954,213

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,329,293	£228,302	-£1,261,201	-£1,402,270	-£1,754,944	-£3,870,992	-£3,635,875
60% LAR : 40% CIR	5%	£9,982,186	-£1,651,330	-£3,135,218	-£3,275,756	-£3,627,102	-£5,735,179	-£5,500,948
60% LAR : 40% CIR	10%	£7,619,930	-£3,546,667	-£5,025,393	-£5,165,443	-£5,515,567	-£7,616,314	-£7,382,897
60% LAR : 40% CIR	15%	£5,242,662	-£5,457,564	-£6,931,576	-£7,071,180	-£7,420,188	-£9,514,241	-£9,281,569
60% LAR : 40% CIR	20%	£2,850,521	-£7,383,880	-£8,853,622	-£8,992,821	-£9,340,819	-£11,434,987	-£11,199,448
60% LAR : 40% CIR	25%	£443,647	-£9,325,467	-£10,791,381	-£10,930,217	-£11,281,178	-£13,419,420	-£13,180,911
60% LAR : 40% CIR	30%	-£1,985,963	-£11,286,129	-£12,784,825	-£12,927,598	-£13,284,533	-£15,426,140	-£15,188,184
60% LAR : 40% CIR	35%	-£4,447,166	-£13,309,131	-£14,813,570	-£14,956,054	-£15,312,265	-£17,449,528	-£17,212,054
60% LAR : 40% CIR	40%	-£6,922,905	-£15,356,226	-£16,858,054	-£17,000,290	-£17,355,882	-£19,489,425	-£19,252,366
60% LAR : 40% CIR	45%	-£9,413,039	-£17,418,472	-£18,918,125	-£19,060,155	-£19,415,228	-£21,545,672	-£21,308,956
60% LAR : 40% CIR	50%	-£11,931,066	-£19,495,719	-£20,993,630	-£21,135,493	-£21,490,153	-£23,618,107	-£23,381,668

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,734,475	£5,633,484	£4,143,981	£4,002,912	£3,650,238	£1,534,190	£1,769,307
60% LAR : 40% CIR	5%	£15,387,368	£3,753,852	£2,269,964	£2,129,425	£1,778,080	-£329,997	-£95,766
60% LAR : 40% CIR	10%	£13,025,112	£1,858,515	£379,789	£239,739	-£110,385	-£2,211,132	-£1,977,715
60% LAR : 40% CIR	15%	£10,647,844	-£52,383	-£1,526,395	-£1,665,999	-£2,015,006	-£4,109,059	-£3,876,387
60% LAR : 40% CIR	20%	£8,255,703	-£1,978,698	-£3,448,440	-£3,587,639	-£3,935,637	-£6,029,805	-£5,794,266
60% LAR : 40% CIR	25%	£5,848,829	-£3,920,285	-£5,386,199	-£5,525,035	-£5,875,996	-£8,014,238	-£7,775,730
60% LAR : 40% CIR	30%	£3,419,219	-£5,880,947	-£7,379,643	-£7,522,417	-£7,879,352	-£10,020,958	-£9,783,002
60% LAR : 40% CIR	35%	£958,016	-£7,903,949	-£9,408,388	-£9,550,872	-£9,907,083	-£12,044,347	-£11,806,872
60% LAR : 40% CIR	40%	-£1,517,724	-£9,951,044	-£11,452,873	-£11,595,109	-£11,950,700	-£14,084,243	-£13,847,184
60% LAR : 40% CIR	45%	-£4,007,857	-£12,013,290	-£13,512,943	-£13,654,973	-£14,010,047	-£16,140,490	-£15,903,774
60% LAR : 40% CIR	50%	-£6,525,884	-£14,090,537	-£15,588,448	-£15,730,312	-£16,084,971	-£18,212,925	-£17,976,486

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		**Value Area**	**Zone C - £1,150 psf**
No Units	**150**	**Sales value inflation**	**Growth**
Site Area	**0.27 Ha**	**Build cost inflation**	**Growth**
		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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£30,456,502	£18,283,628	£16,816,511	£16,677,561	£16,330,187	£14,228,901	£14,464,017
60% LAR : 40% CIR	5%	£27,754,216	£16,071,222	£14,609,635	£14,470,323	£14,118,977	£12,010,901	£12,245,131
60% LAR : 40% CIR	10%	£25,036,781	£13,843,346	£12,366,874	£12,226,824	£11,876,700	£9,775,953	£10,009,370
60% LAR : 40% CIR	15%	£22,304,334	£11,580,889	£10,106,877	£9,967,274	£9,618,265	£7,524,213	£7,756,886
60% LAR : 40% CIR	20%	£19,557,015	£9,300,762	£7,831,019	£7,691,820	£7,343,823	£5,255,836	£5,487,835
60% LAR : 40% CIR	25%	£16,794,962	£7,005,361	£5,539,448	£5,400,612	£5,053,521	£2,970,977	£3,202,371
60% LAR : 40% CIR	30%	£14,018,315	£4,694,832	£3,232,311	£3,093,796	£2,747,510	£669,791	£900,649
60% LAR : 40% CIR	35%	£11,227,212	£2,369,316	£909,757	£771,524	£425,939	-£1,684,298	-£1,446,825
60% LAR : 40% CIR	40%	£8,415,478	£28,959	-£1,457,562	-£1,599,799	-£1,955,389	-£4,088,934	-£3,851,873
60% LAR : 40% CIR	45%	£5,565,782	-£2,382,718	-£3,882,371	-£4,024,400	-£4,379,475	-£6,509,917	-£6,273,202
60% LAR : 40% CIR	50%	£2,701,831	-£4,824,703	-£6,322,613	-£6,464,477	-£6,819,136	-£8,947,091	-£8,710,651

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,824,957	-£8,347,918	-£9,815,035	-£9,953,984	-£10,301,358	-£12,402,644	-£12,167,529
60% LAR : 40% CIR	5%	£1,122,670	-£10,560,324	-£12,021,910	-£12,161,223	-£12,512,568	-£14,620,645	-£14,386,414
60% LAR : 40% CIR	10%	-£1,594,765	-£12,788,199	-£14,264,671	-£14,404,721	-£14,754,845	-£16,855,592	-£16,622,176
60% LAR : 40% CIR	15%	-£4,327,211	-£15,050,656	-£16,524,668	-£16,664,272	-£17,013,280	-£19,107,332	-£18,874,660
60% LAR : 40% CIR	20%	-£7,074,530	-£17,330,783	-£18,800,526	-£18,939,725	-£19,287,723	-£21,375,709	-£21,143,711
60% LAR : 40% CIR	25%	-£9,836,583	-£19,626,184	-£21,092,098	-£21,230,934	-£21,578,025	-£23,660,569	-£23,429,174
60% LAR : 40% CIR	30%	-£12,613,230	-£21,936,714	-£23,399,234	-£23,537,749	-£23,884,035	-£25,961,754	-£25,730,897
60% LAR : 40% CIR	35%	-£15,404,334	-£24,262,230	-£25,721,788	-£25,860,022	-£26,205,606	-£28,315,843	-£28,078,370
60% LAR : 40% CIR	40%	-£18,216,067	-£26,602,587	-£28,089,107	-£28,231,344	-£28,586,934	-£30,720,479	-£30,483,418
60% LAR : 40% CIR	45%	-£21,065,764	-£29,014,263	-£30,513,916	-£30,655,945	-£31,011,020	-£33,141,463	-£32,904,748
60% LAR : 40% CIR	50%	-£23,929,714	-£31,456,248	-£32,954,159	-£33,096,023	-£33,450,681	-£35,578,636	-£35,342,197

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,860,320	£2,687,446	£1,220,329	£1,081,379	£734,005	-£1,367,281	-£1,132,165
60% LAR : 40% CIR	5%	£12,158,034	£475,040	-£986,547	-£1,125,859	-£1,477,205	-£3,585,281	-£3,351,051
60% LAR : 40% CIR	10%	£9,440,599	-£1,752,836	-£3,229,308	-£3,369,358	-£3,719,482	-£5,820,229	-£5,586,812
60% LAR : 40% CIR	15%	£6,708,152	-£4,015,293	-£5,489,305	-£5,628,908	-£5,977,917	-£8,071,969	-£7,839,296
60% LAR : 40% CIR	20%	£3,960,833	-£6,295,419	-£7,765,163	-£7,904,362	-£8,252,359	-£10,340,346	-£10,108,347
60% LAR : 40% CIR	25%	£1,198,781	-£8,590,821	-£10,056,734	-£10,195,570	-£10,542,661	-£12,625,205	-£12,393,810
60% LAR : 40% CIR	30%	-£1,577,867	-£10,901,350	-£12,363,871	-£12,502,386	-£12,848,672	-£14,926,390	-£14,695,533
60% LAR : 40% CIR	35%	-£4,368,970	-£13,226,866	-£14,686,425	-£14,824,658	-£15,170,243	-£17,280,480	-£17,043,007
60% LAR : 40% CIR	40%	-£7,180,704	-£15,567,223	-£17,053,744	-£17,195,981	-£17,551,571	-£19,685,115	-£19,448,055
60% LAR : 40% CIR	45%	-£10,030,400	-£17,978,900	-£19,478,553	-£19,620,582	-£19,975,656	-£22,106,099	-£21,869,384
60% LAR : 40% CIR	50%	-£12,894,350	-£20,420,885	-£21,918,795	-£22,060,659	-£22,415,318	-£24,543,273	-£24,306,833

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£19,432,866	£7,259,991	£5,792,874	£5,653,925	£5,306,551	£3,205,265	£3,440,381
60% LAR : 40% CIR	5%	£16,730,580	£5,047,586	£3,585,999	£3,446,687	£3,095,341	£987,264	£1,221,495
60% LAR : 40% CIR	10%	£14,013,144	£2,819,710	£1,343,238	£1,203,188	£853,064	-£1,247,683	-£1,014,266
60% LAR : 40% CIR	15%	£11,280,698	£557,253	-£916,759	-£1,056,362	-£1,405,371	-£3,499,423	-£3,266,751
60% LAR : 40% CIR	20%	£8,533,379	-£1,722,874	-£3,192,617	-£3,331,816	-£3,679,813	-£5,767,800	-£5,535,802
60% LAR : 40% CIR	25%	£5,771,326	-£4,018,275	-£5,484,189	-£5,623,025	-£5,970,115	-£8,052,660	-£7,821,265
60% LAR : 40% CIR	30%	£2,994,679	-£6,328,805	-£7,791,325	-£7,929,840	-£8,276,126	-£10,353,845	-£10,122,988
60% LAR : 40% CIR	35%	£203,575	-£8,654,321	-£10,113,879	-£10,252,113	-£10,597,697	-£12,707,934	-£12,470,461
60% LAR : 40% CIR	40%	-£2,608,158	-£10,994,678	-£12,481,198	-£12,623,435	-£12,979,025	-£15,112,570	-£14,875,509
60% LAR : 40% CIR	45%	-£5,457,855	-£13,406,354	-£14,906,007	-£15,048,036	-£15,403,111	-£17,533,553	-£17,296,838
60% LAR : 40% CIR	50%	-£8,321,805	-£15,848,339	-£17,346,249	-£17,488,114	-£17,842,772	-£19,970,727	-£19,734,288

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£24,838,047	£12,665,173	£11,198,056	£11,059,107	£10,711,733	£8,610,447	£8,845,562
60% LAR : 40% CIR	5%	£22,135,761	£10,452,767	£8,991,180	£8,851,868	£8,500,523	£6,392,446	£6,626,677
60% LAR : 40% CIR	10%	£19,418,326	£8,224,892	£6,748,420	£6,608,370	£6,258,246	£4,157,499	£4,390,915
60% LAR : 40% CIR	15%	£16,685,880	£5,962,434	£4,488,422	£4,348,819	£3,999,811	£1,905,759	£2,138,431
60% LAR : 40% CIR	20%	£13,938,561	£3,682,308	£2,212,565	£2,073,365	£1,725,368	-£362,618	-£130,620
60% LAR : 40% CIR	25%	£11,176,508	£1,386,907	-£79,007	-£217,843	-£564,934	-£2,647,478	-£2,416,083
60% LAR : 40% CIR	30%	£8,399,861	-£923,623	-£2,386,144	-£2,524,658	-£2,870,944	-£4,948,663	-£4,717,806
60% LAR : 40% CIR	35%	£5,608,757	-£3,249,139	-£4,708,698	-£4,846,931	-£5,192,515	-£7,302,752	-£7,065,279
60% LAR : 40% CIR	40%	£2,797,023	-£5,589,496	-£7,076,016	-£7,218,253	-£7,573,843	-£9,707,388	-£9,470,327
60% LAR : 40% CIR	45%	-£52,673	-£8,001,173	-£9,500,825	-£9,642,855	-£9,997,929	-£12,128,372	-£11,891,657
60% LAR : 40% CIR	50%	-£2,916,623	-£10,443,157	-£11,941,068	-£12,082,932	-£12,437,590	-£14,565,545	-£14,329,106

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats	
Value Area	Zone C - £1,350 psf

No Units	150
Site Area	0.27 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£44,555,050	£32,263,598	£30,796,480	£30,657,530	£30,310,156	£28,225,912	£28,457,495
60% LAR : 40% CIR	5%	£41,164,544	£29,352,193	£27,890,606	£27,752,180	£27,406,114	£25,329,720	£25,560,430
60% LAR : 40% CIR	10%	£37,759,115	£26,425,319	£24,968,817	£24,830,872	£24,486,009	£22,416,835	£22,646,744
60% LAR : 40% CIR	15%	£34,338,901	£23,483,118	£22,031,259	£21,893,754	£21,549,990	£19,487,410	£19,716,586
60% LAR : 40% CIR	20%	£30,904,038	£20,525,733	£19,078,079	£18,940,972	£18,598,204	£16,541,598	£16,770,110
60% LAR : 40% CIR	25%	£27,450,321	£17,553,304	£16,109,422	£15,972,671	£15,630,798	£13,579,552	£13,807,468
60% LAR : 40% CIR	30%	£23,963,317	£14,565,973	£13,125,431	£12,988,999	£12,647,917	£10,576,550	£10,807,408
60% LAR : 40% CIR	35%	£20,461,856	£11,563,880	£10,108,890	£9,970,656	£9,625,072	£7,551,567	£7,781,957
60% LAR : 40% CIR	40%	£16,946,077	£8,520,466	£7,063,441	£6,925,448	£6,580,464	£4,510,568	£4,740,556
60% LAR : 40% CIR	45%	£13,416,120	£5,457,786	£4,002,869	£3,865,077	£3,520,596	£1,453,708	£1,683,362
60% LAR : 40% CIR	50%	£9,872,123	£2,380,550	£927,325	£789,693	£445,614	-£1,652,331	-£1,415,892

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,923,505	£5,632,052	£4,164,935	£4,025,985	£3,678,611	£1,594,367	£1,825,949
60% LAR : 40% CIR	5%	£14,532,998	£2,720,647	£1,259,060	£1,120,634	£774,568	-£1,301,826	-£1,071,115
60% LAR : 40% CIR	10%	£11,127,570	-£206,227	-£1,662,728	-£1,800,674	-£2,145,536	-£4,214,711	-£3,984,802
60% LAR : 40% CIR	15%	£7,707,356	-£3,148,427	-£4,600,286	-£4,737,791	-£5,081,555	-£7,144,135	-£6,914,960
60% LAR : 40% CIR	20%	£4,272,492	-£6,105,813	-£7,553,467	-£7,690,573	-£8,033,342	-£10,089,948	-£9,861,435
60% LAR : 40% CIR	25%	£818,776	-£9,078,242	-£10,522,124	-£10,658,874	-£11,000,748	-£13,051,994	-£12,824,078
60% LAR : 40% CIR	30%	-£2,668,229	-£12,065,573	-£13,506,114	-£13,642,546	-£13,983,628	-£16,054,996	-£15,824,137
60% LAR : 40% CIR	35%	-£6,169,690	-£15,067,665	-£16,522,655	-£16,660,890	-£17,006,473	-£19,079,979	-£18,849,589
60% LAR : 40% CIR	40%	-£9,685,468	-£18,111,080	-£19,568,105	-£19,706,098	-£20,051,081	-£22,120,977	-£21,890,989
60% LAR : 40% CIR	45%	-£13,215,425	-£21,173,760	-£22,628,676	-£22,766,468	-£23,110,949	-£25,177,838	-£24,948,183
60% LAR : 40% CIR	50%	-£16,759,422	-£24,250,995	-£25,704,221	-£25,841,852	-£26,185,931	-£28,283,877	-£28,047,437

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£28,958,869	£16,667,416	£15,200,298	£15,061,349	£14,713,975	£12,629,730	£12,861,313
60% LAR : 40% CIR	5%	£25,568,362	£13,756,011	£12,294,424	£12,155,998	£11,809,932	£9,733,538	£9,964,249
60% LAR : 40% CIR	10%	£22,162,933	£10,829,137	£9,372,635	£9,234,690	£8,889,828	£6,820,653	£7,050,562
60% LAR : 40% CIR	15%	£18,742,719	£7,886,936	£6,435,077	£6,297,573	£5,953,809	£3,891,228	£4,120,404
60% LAR : 40% CIR	20%	£15,307,856	£4,929,551	£3,481,897	£3,344,790	£3,002,022	£945,416	£1,173,928
60% LAR : 40% CIR	25%	£11,854,139	£1,957,122	£513,240	£376,490	£34,616	-£2,016,630	-£1,788,714
60% LAR : 40% CIR	30%	£8,367,135	-£1,030,209	-£2,470,750	-£2,607,183	-£2,948,264	-£5,019,632	-£4,788,774
60% LAR : 40% CIR	35%	£4,865,674	-£4,032,302	-£5,487,292	-£5,625,526	-£5,971,109	-£8,044,615	-£7,814,225
60% LAR : 40% CIR	40%	£1,349,896	-£7,075,716	-£8,532,741	-£8,670,734	-£9,015,717	-£11,085,614	-£10,855,626
60% LAR : 40% CIR	45%	-£2,180,062	-£10,138,396	-£11,593,312	-£11,731,104	-£12,075,586	-£14,142,474	-£13,912,820
60% LAR : 40% CIR	50%	-£5,724,059	-£13,215,632	-£14,668,857	-£14,806,488	-£15,150,568	-£17,248,513	-£17,012,074

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£33,531,414	£21,239,961	£19,772,844	£19,633,894	£19,286,520	£17,202,276	£17,433,858
60% LAR : 40% CIR	5%	£30,140,907	£18,328,556	£16,866,970	£16,728,543	£16,382,477	£14,306,084	£14,536,794
60% LAR : 40% CIR	10%	£26,735,479	£15,401,682	£13,945,181	£13,807,235	£13,462,373	£11,393,199	£11,623,107
60% LAR : 40% CIR	15%	£23,315,265	£12,459,482	£11,007,623	£10,870,118	£10,526,354	£8,463,774	£8,692,949
60% LAR : 40% CIR	20%	£19,880,401	£9,502,096	£8,054,442	£7,917,336	£7,574,567	£5,517,961	£5,746,474
60% LAR : 40% CIR	25%	£16,426,685	£6,529,667	£5,085,785	£4,949,035	£4,607,161	£2,555,915	£2,783,831
60% LAR : 40% CIR	30%	£12,939,680	£3,542,336	£2,101,795	£1,965,363	£1,624,281	-£447,087	-£216,228
60% LAR : 40% CIR	35%	£9,438,219	£540,244	-£914,746	-£1,052,980	-£1,398,564	-£3,472,069	-£3,241,680
60% LAR : 40% CIR	40%	£5,922,441	-£2,503,171	-£3,960,196	-£4,098,189	-£4,443,172	-£6,513,068	-£6,283,080
60% LAR : 40% CIR	45%	£2,392,484	-£5,565,851	-£7,020,767	-£7,158,559	-£7,503,040	-£9,569,928	-£9,340,274
60% LAR : 40% CIR	50%	-£1,151,513	-£8,643,086	-£10,096,312	-£10,233,943	-£10,578,022	-£12,675,968	-£12,439,528

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£38,936,596	£26,645,143	£25,178,026	£25,039,076	£24,691,702	£22,607,458	£22,839,040
60% LAR : 40% CIR	5%	£35,546,089	£23,733,738	£22,272,151	£22,133,725	£21,787,659	£19,711,265	£19,941,976
60% LAR : 40% CIR	10%	£32,140,660	£20,806,864	£19,350,363	£19,212,417	£18,867,555	£16,798,380	£17,028,289
60% LAR : 40% CIR	15%	£28,720,447	£17,864,664	£16,412,805	£16,275,300	£15,931,536	£13,868,956	£14,098,131
60% LAR : 40% CIR	20%	£25,285,583	£14,907,278	£13,459,624	£13,322,518	£12,979,749	£10,923,143	£11,151,655
60% LAR : 40% CIR	25%	£21,831,867	£11,934,849	£10,490,967	£10,354,217	£10,012,343	£7,961,097	£8,189,013
60% LAR : 40% CIR	30%	£18,344,862	£8,947,518	£7,506,977	£7,370,545	£7,029,463	£4,958,095	£5,188,953
60% LAR : 40% CIR	35%	£14,843,401	£5,945,426	£4,490,436	£4,352,201	£4,006,618	£1,933,112	£2,163,502
60% LAR : 40% CIR	40%	£11,327,623	£2,902,011	£1,444,986	£1,306,993	£962,010	-£1,107,886	-£877,899
60% LAR : 40% CIR	45%	£7,797,665	-£160,669	-£1,615,585	-£1,753,377	-£2,097,858	-£4,164,747	-£3,935,092
60% LAR : 40% CIR	50%	£4,253,669	-£3,237,904	-£4,691,130	-£4,828,761	-£5,172,840	-£7,270,786	-£7,034,346

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats	

Value Area	Zone C - £1,500 psf

No Units	150
Site Area	0.27 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
		£55,112,832	£42,721,325	£41,276,258	£41,139,396	£40,795,134	£38,710,889	£38,942,472
60% LAR : 40% CIR	5%	£51,194,437	£39,305,542	£37,851,335	£37,712,908	£37,366,842	£35,290,448	£35,521,158
60% LAR : 40% CIR	10%	£47,261,119	£35,861,799	£34,405,296	£34,267,351	£33,922,489	£31,853,314	£32,083,223
60% LAR : 40% CIR	15%	£43,313,015	£32,395,349	£30,943,489	£30,805,985	£30,462,222	£28,399,640	£28,628,816
60% LAR : 40% CIR	20%	£39,350,263	£28,913,715	£27,466,061	£27,328,953	£26,986,186	£24,929,580	£25,158,091
60% LAR : 40% CIR	25%	£35,372,998	£25,417,036	£23,973,154	£23,836,404	£23,494,530	£21,443,285	£21,671,200
60% LAR : 40% CIR	30%	£31,381,358	£21,905,456	£20,464,916	£20,328,483	£19,987,401	£17,940,909	£18,168,296
60% LAR : 40% CIR	35%	£27,375,479	£18,379,115	£16,941,492	£16,805,336	£16,464,946	£14,422,603	£14,649,530
60% LAR : 40% CIR	40%	£23,339,292	£14,838,157	£13,403,029	£13,267,109	£12,927,311	£10,879,199	£11,109,186
60% LAR : 40% CIR	45%	£19,276,567	£11,282,720	£9,840,781	£9,702,989	£9,358,506	£7,291,618	£7,521,273
60% LAR : 40% CIR	50%	£15,199,803	£7,687,742	£6,234,517	£6,096,886	£5,752,806	£3,688,333	£3,917,719

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
	0%	£28,481,287	£16,089,780	£14,644,713	£14,507,851	£14,163,588	£12,079,343	£12,310,927
60% LAR : 40% CIR	5%	£24,562,892	£12,673,997	£11,219,789	£11,081,362	£10,735,297	£8,658,902	£8,889,613
60% LAR : 40% CIR	10%	£20,629,573	£9,230,253	£7,773,751	£7,635,806	£7,290,944	£5,221,768	£5,451,677
60% LAR : 40% CIR	15%	£16,681,470	£5,763,804	£4,311,944	£4,174,439	£3,830,676	£1,768,095	£1,997,270
60% LAR : 40% CIR	20%	£12,718,718	£2,282,170	£834,516	£697,408	£354,641	-£1,701,965	-£1,473,454
60% LAR : 40% CIR	25%	£8,741,453	-£1,214,509	-£2,658,391	-£2,795,141	-£3,137,015	-£5,188,260	-£4,960,345
60% LAR : 40% CIR	30%	£4,749,813	-£4,726,089	-£6,166,629	-£6,303,062	-£6,644,144	-£8,690,637	-£8,463,249
60% LAR : 40% CIR	35%	£743,934	-£8,252,430	-£9,690,054	-£9,826,209	-£10,166,600	-£12,208,942	-£11,982,015
60% LAR : 40% CIR	40%	-£3,292,253	-£11,793,389	-£13,228,517	-£13,364,437	-£13,704,234	-£15,752,347	-£15,522,359
60% LAR : 40% CIR	45%	-£7,354,978	-£15,348,826	-£16,790,765	-£16,928,557	-£17,273,039	-£19,339,927	-£19,110,272
60% LAR : 40% CIR	50%	-£11,431,743	-£18,943,803	-£20,397,029	-£20,534,660	-£20,878,739	-£22,943,213	-£22,713,826

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
	0%	£39,516,651	£27,125,143	£25,680,077	£25,543,215	£25,198,952	£23,114,707	£23,346,290
60% LAR : 40% CIR	5%	£35,598,255	£23,709,360	£22,255,153	£22,116,726	£21,770,661	£19,694,266	£19,924,976
60% LAR : 40% CIR	10%	£31,664,937	£20,265,617	£18,809,114	£18,671,170	£18,326,308	£16,257,132	£16,487,041
60% LAR : 40% CIR	15%	£27,716,833	£16,799,168	£15,347,308	£15,209,803	£14,866,040	£12,803,458	£13,032,634
60% LAR : 40% CIR	20%	£23,754,081	£13,317,533	£11,869,879	£11,732,772	£11,390,004	£9,333,398	£9,561,910
60% LAR : 40% CIR	25%	£19,776,816	£9,820,854	£8,376,972	£8,240,222	£7,898,348	£5,847,103	£6,075,019
60% LAR : 40% CIR	30%	£15,785,177	£6,309,275	£4,868,735	£4,732,301	£4,391,219	£2,344,727	£2,572,114
60% LAR : 40% CIR	35%	£11,779,297	£2,782,933	£1,345,310	£1,209,155	£868,764	-£1,173,579	-£946,652
60% LAR : 40% CIR	40%	£7,743,110	-£758,025	-£2,193,153	-£2,329,073	-£2,668,870	-£4,716,983	-£4,486,995
60% LAR : 40% CIR	45%	£3,680,385	-£4,313,462	-£5,755,401	-£5,893,193	-£6,237,675	-£8,304,564	-£8,074,908
60% LAR : 40% CIR	50%	-£396,379	-£7,908,440	-£9,361,665	-£9,499,296	-£9,843,376	-£11,907,849	-£11,678,463

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
	0%	£44,089,196	£31,697,689	£30,252,622	£30,115,760	£29,771,498	£27,687,252	£27,918,836
60% LAR : 40% CIR	5%	£40,170,801	£28,281,906	£26,827,698	£26,689,271	£26,343,206	£24,266,811	£24,497,522
60% LAR : 40% CIR	10%	£36,237,482	£24,838,162	£23,381,660	£23,243,715	£22,898,853	£20,829,677	£21,059,586
60% LAR : 40% CIR	15%	£32,289,379	£21,371,713	£19,919,853	£19,782,348	£19,438,585	£17,376,004	£17,605,179
60% LAR : 40% CIR	20%	£28,326,627	£17,890,079	£16,442,425	£16,305,317	£15,962,550	£13,905,944	£14,134,455
60% LAR : 40% CIR	25%	£24,349,362	£14,393,400	£12,949,518	£12,812,768	£12,470,894	£10,419,649	£10,647,564
60% LAR : 40% CIR	30%	£20,357,722	£10,881,820	£9,441,280	£9,304,847	£8,963,765	£6,917,272	£7,144,660
60% LAR : 40% CIR	35%	£16,351,843	£7,355,479	£5,917,855	£5,781,700	£5,441,309	£3,398,967	£3,625,894
60% LAR : 40% CIR	40%	£12,315,656	£3,814,520	£2,379,392	£2,243,472	£1,903,675	-£144,438	£85,550
60% LAR : 40% CIR	45%	£8,252,931	£259,083	-£1,182,856	-£1,320,648	-£1,665,130	-£3,732,018	-£3,502,363
60% LAR : 40% CIR	50%	£4,176,166	-£3,335,894	-£4,789,119	-£4,926,751	-£5,270,830	-£7,335,304	-£7,105,917

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
	0%	£49,494,378	£37,102,871	£35,657,804	£35,520,942	£35,176,679	£33,092,434	£33,324,018
60% LAR : 40% CIR	5%	£45,575,982	£33,687,088	£32,232,880	£32,094,453	£31,748,388	£29,671,993	£29,902,704
60% LAR : 40% CIR	10%	£41,642,664	£30,243,344	£28,786,842	£28,648,897	£28,304,035	£26,234,859	£26,464,768
60% LAR : 40% CIR	15%	£37,694,561	£26,776,895	£25,325,035	£25,187,530	£24,843,767	£22,781,186	£23,010,361
60% LAR : 40% CIR	20%	£33,731,809	£23,295,260	£21,847,607	£21,710,499	£21,367,731	£19,311,125	£19,539,637
60% LAR : 40% CIR	25%	£29,754,543	£19,798,582	£18,354,700	£18,217,950	£17,876,076	£15,824,831	£16,052,746
60% LAR : 40% CIR	30%	£25,762,904	£16,287,002	£14,846,462	£14,710,029	£14,368,947	£12,322,454	£12,549,842
60% LAR : 40% CIR	35%	£21,757,024	£12,760,661	£11,323,037	£11,186,882	£10,846,491	£8,804,149	£9,031,076
60% LAR : 40% CIR	40%	£17,720,837	£9,219,702	£7,784,574	£7,648,654	£7,308,857	£5,260,744	£5,490,732
60% LAR : 40% CIR	45%	£13,658,113	£5,664,265	£4,222,326	£4,084,534	£3,740,052	£1,673,164	£1,902,819
60% LAR : 40% CIR	50%	£9,581,348	£2,069,288	£616,062	£478,431	£134,352	-£1,930,122	-£1,700,735

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats	
Value Area	**Zone C - £1,750 psf**

No Units	**150**
Site Area	**0.27 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£72,709,136	£60,036,261	£58,591,193	£58,454,332	£58,112,178	£56,059,258	£56,287,360
60% LAR : 40% CIR	5%	£67,910,925	£55,754,730	£54,315,110	£54,178,764	£53,837,899	£51,792,711	£52,019,954
60% LAR : 40% CIR	10%	£63,097,792	£51,457,963	£50,023,351	£49,887,479	£49,547,799	£47,509,722	£47,736,175
60% LAR : 40% CIR	15%	£58,269,872	£47,146,100	£45,716,060	£45,580,622	£45,242,025	£43,210,443	£43,436,174
60% LAR : 40% CIR	20%	£53,427,305	£42,819,280	£41,393,383	£41,258,336	£40,920,720	£38,895,022	£39,120,100
60% LAR : 40% CIR	25%	£48,570,226	£38,477,642	£37,055,460	£36,920,765	£36,584,029	£34,549,506	£34,777,423
60% LAR : 40% CIR	30%	£43,698,771	£34,121,326	£32,697,390	£32,560,957	£32,219,875	£30,173,382	£30,400,770
60% LAR : 40% CIR	35%	£38,813,077	£29,737,841	£28,300,217	£28,164,061	£27,823,671	£25,781,329	£26,008,256
60% LAR : 40% CIR	40%	£33,913,280	£25,323,133	£23,888,005	£23,752,086	£23,412,288	£21,373,500	£21,600,032
60% LAR : 40% CIR	45%	£28,999,517	£20,893,949	£19,460,899	£19,325,177	£18,985,874	£16,950,048	£17,176,251
60% LAR : 40% CIR	50%	£24,071,927	£16,450,429	£15,019,045	£14,883,482	£14,544,574	£12,511,127	£12,737,065

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, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£46,077,590	£33,404,715	£31,959,647	£31,822,786	£31,480,633	£29,427,712	£29,655,814
60% LAR : 40% CIR	5%	£41,279,379	£29,123,184	£27,683,564	£27,547,218	£27,206,354	£25,161,166	£25,388,409
60% LAR : 40% CIR	10%	£36,466,246	£24,826,418	£23,391,806	£23,255,934	£22,916,254	£20,878,177	£21,104,630
60% LAR : 40% CIR	15%	£31,638,327	£20,514,555	£19,084,515	£18,949,076	£18,610,480	£16,578,897	£16,804,628
60% LAR : 40% CIR	20%	£26,795,759	£16,187,735	£14,761,837	£14,626,790	£14,289,174	£12,263,477	£12,488,554
60% LAR : 40% CIR	25%	£21,938,680	£11,846,096	£10,423,914	£10,289,219	£9,952,483	£7,917,961	£8,145,877
60% LAR : 40% CIR	30%	£17,067,225	£7,489,781	£6,065,844	£5,929,411	£5,588,329	£3,541,836	£3,769,224
60% LAR : 40% CIR	35%	£12,181,531	£3,106,295	£1,668,672	£1,532,515	£1,192,126	-£850,217	-£623,290
60% LAR : 40% CIR	40%	£7,281,735	-£1,308,412	-£2,743,540	-£2,879,459	-£3,219,258	-£5,258,046	-£5,031,514
60% LAR : 40% CIR	45%	£2,367,972	-£5,737,596	-£7,170,646	-£7,306,368	-£7,645,672	-£9,681,497	-£9,455,294
60% LAR : 40% CIR	50%	-£2,559,619	-£10,181,116	-£11,612,501	-£11,748,064	-£12,086,972	-£14,120,419	-£13,894,480

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£57,112,954	£44,440,079	£42,995,011	£42,858,150	£42,515,997	£40,463,076	£40,691,178
60% LAR : 40% CIR	5%	£52,314,743	£40,158,548	£38,718,928	£38,582,582	£38,241,717	£36,196,529	£36,423,772
60% LAR : 40% CIR	10%	£47,501,610	£35,861,781	£34,427,170	£34,291,297	£33,951,617	£31,913,540	£32,139,994
60% LAR : 40% CIR	15%	£42,673,691	£31,549,919	£30,119,879	£29,984,440	£29,645,843	£27,614,261	£27,839,992
60% LAR : 40% CIR	20%	£37,831,123	£27,223,099	£25,797,201	£25,662,154	£25,324,538	£23,298,841	£23,523,918
60% LAR : 40% CIR	25%	£32,974,044	£22,881,460	£21,459,278	£21,324,583	£20,987,847	£18,953,325	£19,181,241
60% LAR : 40% CIR	30%	£28,102,589	£18,525,144	£17,101,208	£16,964,775	£16,623,693	£14,577,200	£14,804,588
60% LAR : 40% CIR	35%	£23,216,895	£14,141,659	£12,704,035	£12,567,879	£12,227,489	£10,185,147	£10,412,074
60% LAR : 40% CIR	40%	£18,317,099	£9,726,951	£8,291,823	£8,155,904	£7,816,106	£5,777,318	£6,003,850
60% LAR : 40% CIR	45%	£13,403,336	£5,297,767	£3,864,717	£3,728,995	£3,389,692	£1,353,866	£1,580,069
60% LAR : 40% CIR	50%	£8,475,745	£854,247	-£577,137	-£712,700	-£1,051,608	-£3,085,055	-£2,859,117

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£61,685,499	£49,012,624	£47,567,557	£47,430,696	£47,088,542	£45,035,621	£45,263,723
60% LAR : 40% CIR	5%	£56,887,288	£44,731,094	£43,291,473	£43,155,127	£42,814,263	£40,769,075	£40,996,318
60% LAR : 40% CIR	10%	£52,074,155	£40,434,327	£38,999,715	£38,863,843	£38,524,163	£36,486,086	£36,712,539
60% LAR : 40% CIR	15%	£47,246,236	£36,122,464	£34,692,424	£34,556,985	£34,218,389	£32,186,807	£32,412,538
60% LAR : 40% CIR	20%	£42,403,668	£31,795,644	£30,369,746	£30,234,699	£29,897,083	£27,871,386	£28,096,463
60% LAR : 40% CIR	25%	£37,546,589	£27,454,005	£26,031,823	£25,897,128	£25,560,392	£23,525,870	£23,753,786
60% LAR : 40% CIR	30%	£32,675,134	£23,097,690	£21,673,753	£21,537,320	£21,196,238	£19,149,746	£19,377,133
60% LAR : 40% CIR	35%	£27,789,440	£18,714,204	£17,276,581	£17,140,424	£16,800,035	£14,757,692	£14,984,619
60% LAR : 40% CIR	40%	£22,889,644	£14,299,497	£12,864,369	£12,728,450	£12,388,652	£10,349,863	£10,576,396
60% LAR : 40% CIR	45%	£17,975,881	£9,870,313	£8,437,263	£8,301,541	£7,962,237	£5,926,412	£6,152,615
60% LAR : 40% CIR	50%	£13,048,290	£5,426,793	£3,995,408	£3,859,845	£3,520,937	£1,487,490	£1,713,429

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£67,090,681	£54,417,806	£52,972,738	£52,835,877	£52,493,724	£50,440,803	£50,668,905
60% LAR : 40% CIR	5%	£62,292,470	£50,136,275	£48,696,655	£48,560,309	£48,219,445	£46,174,257	£46,401,500
60% LAR : 40% CIR	10%	£57,479,337	£45,839,509	£44,404,897	£44,269,025	£43,929,345	£41,891,267	£42,117,721
60% LAR : 40% CIR	15%	£52,651,418	£41,527,646	£40,097,606	£39,962,167	£39,623,571	£37,591,988	£37,817,719
60% LAR : 40% CIR	20%	£47,808,850	£37,200,826	£35,774,928	£35,639,881	£35,302,265	£33,276,568	£33,501,645
60% LAR : 40% CIR	25%	£42,951,771	£32,859,187	£31,437,005	£31,302,310	£30,965,574	£28,931,052	£29,158,968
60% LAR : 40% CIR	30%	£38,080,316	£28,502,871	£27,078,935	£26,942,502	£26,601,420	£24,554,927	£24,782,315
60% LAR : 40% CIR	35%	£33,194,622	£24,119,386	£22,681,763	£22,545,606	£22,205,217	£20,162,874	£20,389,801
60% LAR : 40% CIR	40%	£28,294,826	£19,704,679	£18,269,551	£18,133,632	£17,793,833	£15,755,045	£15,981,577
60% LAR : 40% CIR	45%	£23,381,063	£15,275,495	£13,842,445	£13,706,723	£13,367,419	£11,331,594	£11,557,796
60% LAR : 40% CIR	50%	£18,453,472	£10,831,974	£9,400,590	£9,265,027	£8,926,119	£6,892,672	£7,118,611

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats	
Value Area	**Zone C - £1,900 psf**

No Units	**150**
Site Area	**0.27 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£83,211,932	£70,425,222	£68,980,154	£68,843,293	£68,501,139	£66,448,219	£66,676,321
60% LAR : 40% CIR	5%	£77,905,016	£65,624,243	£64,184,623	£64,048,277	£63,707,412	£61,662,223	£61,889,466
60% LAR : 40% CIR	10%	£72,583,402	£60,808,029	£59,373,416	£59,237,544	£58,897,865	£56,859,788	£57,086,241
60% LAR : 40% CIR	15%	£67,243,987	£55,976,717	£54,546,677	£54,411,239	£54,072,642	£52,041,060	£52,266,791
60% LAR : 40% CIR	20%	£61,873,530	£51,130,449	£49,704,552	£49,569,505	£49,231,889	£47,206,190	£47,431,269
60% LAR : 40% CIR	25%	£56,488,562	£46,269,363	£44,847,180	£44,712,486	£44,375,749	£42,355,332	£42,579,823
60% LAR : 40% CIR	30%	£51,089,218	£41,393,599	£39,974,708	£39,840,326	£39,504,370	£37,488,634	£37,712,605
60% LAR : 40% CIR	35%	£45,675,634	£36,503,296	£35,087,279	£34,953,169	£34,617,894	£32,596,564	£32,823,491
60% LAR : 40% CIR	40%	£40,247,948	£31,598,595	£30,178,992	£30,043,072	£29,703,274	£27,664,486	£27,891,018
60% LAR : 40% CIR	45%	£34,806,298	£26,660,687	£25,227,637	£25,091,915	£24,752,611	£22,716,786	£22,942,989
60% LAR : 40% CIR	50%	£29,350,818	£21,692,918	£20,261,533	£20,125,970	£19,787,062	£17,753,616	£17,979,554

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£56,580,387	£43,793,676	£42,348,608	£42,211,747	£41,869,594	£39,816,673	£40,044,775
60% LAR : 40% CIR	5%	£51,273,471	£38,992,698	£37,553,077	£37,416,732	£37,075,867	£35,030,678	£35,257,921
60% LAR : 40% CIR	10%	£45,951,857	£34,176,483	£32,741,871	£32,605,998	£32,266,319	£30,228,242	£30,454,695
60% LAR : 40% CIR	15%	£40,612,441	£29,345,172	£27,915,132	£27,779,693	£27,441,097	£25,409,514	£25,635,245
60% LAR : 40% CIR	20%	£35,241,985	£24,498,903	£23,073,006	£22,937,960	£22,600,343	£20,574,645	£20,799,724
60% LAR : 40% CIR	25%	£29,857,016	£19,637,818	£18,215,635	£18,080,941	£17,744,204	£15,723,787	£15,948,278
60% LAR : 40% CIR	30%	£24,457,673	£14,762,053	£13,343,163	£13,208,780	£12,872,825	£10,857,088	£11,081,059
60% LAR : 40% CIR	35%	£19,044,089	£9,871,751	£8,455,733	£8,321,624	£7,986,349	£5,965,018	£6,191,945
60% LAR : 40% CIR	40%	£13,616,403	£4,967,049	£3,547,446	£3,411,527	£3,071,729	£1,032,941	£1,259,473
60% LAR : 40% CIR	45%	£8,174,753	£29,141	-£1,403,909	-£1,539,631	-£1,878,934	-£3,914,760	-£3,688,557
60% LAR : 40% CIR	50%	£2,719,272	-£4,938,628	-£6,370,012	-£6,505,575	-£6,844,483	-£8,877,930	-£8,651,992

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£67,615,750	£54,829,040	£53,383,972	£53,247,111	£52,904,958	£50,852,037	£51,080,139
60% LAR : 40% CIR	5%	£62,308,835	£50,028,061	£48,588,441	£48,452,095	£48,111,231	£46,066,041	£46,293,285
60% LAR : 40% CIR	10%	£56,987,221	£45,211,847	£43,777,234	£43,641,362	£43,301,683	£41,263,606	£41,490,059
60% LAR : 40% CIR	15%	£51,647,805	£40,380,536	£38,950,495	£38,815,057	£38,476,460	£36,444,878	£36,670,609
60% LAR : 40% CIR	20%	£46,277,348	£35,534,267	£34,108,370	£33,973,323	£33,635,707	£31,610,009	£31,835,087
60% LAR : 40% CIR	25%	£40,892,380	£30,673,181	£29,250,998	£29,116,304	£28,779,567	£26,759,151	£26,983,642
60% LAR : 40% CIR	30%	£35,493,036	£25,797,417	£24,378,526	£24,244,144	£23,908,188	£21,892,452	£22,116,423
60% LAR : 40% CIR	35%	£30,079,453	£20,907,114	£19,491,097	£19,356,987	£19,021,713	£17,000,382	£17,227,309
60% LAR : 40% CIR	40%	£24,651,767	£16,002,413	£14,582,810	£14,446,891	£14,107,092	£12,068,304	£12,294,836
60% LAR : 40% CIR	45%	£19,210,116	£11,064,505	£9,631,455	£9,495,733	£9,156,430	£7,120,604	£7,346,807
60% LAR : 40% CIR	50%	£13,754,636	£6,096,736	£4,665,351	£4,529,789	£4,190,881	£2,157,434	£2,383,372

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£72,188,296	£59,401,585	£57,956,517	£57,819,656	£57,477,503	£55,424,582	£55,652,684
60% LAR : 40% CIR	5%	£66,881,380	£54,600,607	£53,160,987	£53,024,641	£52,683,776	£50,638,587	£50,865,830
60% LAR : 40% CIR	10%	£61,559,766	£49,784,392	£48,349,780	£48,213,907	£47,874,228	£45,836,151	£46,062,605
60% LAR : 40% CIR	15%	£56,220,350	£44,953,081	£43,523,041	£43,387,602	£43,049,006	£41,017,423	£41,243,154
60% LAR : 40% CIR	20%	£50,849,894	£40,106,812	£38,680,915	£38,545,869	£38,208,252	£36,182,554	£36,407,633
60% LAR : 40% CIR	25%	£45,464,925	£35,245,727	£33,823,544	£33,688,850	£33,352,113	£31,331,696	£31,556,187
60% LAR : 40% CIR	30%	£40,065,582	£30,369,962	£28,951,072	£28,816,689	£28,480,734	£26,464,998	£26,688,968
60% LAR : 40% CIR	35%	£34,651,998	£25,479,660	£24,063,643	£23,929,533	£23,594,258	£21,572,927	£21,799,854
60% LAR : 40% CIR	40%	£29,224,312	£20,574,958	£19,155,355	£19,019,436	£18,679,638	£16,640,850	£16,867,382
60% LAR : 40% CIR	45%	£23,782,662	£15,637,050	£14,204,000	£14,068,278	£13,728,975	£11,693,149	£11,919,352
60% LAR : 40% CIR	50%	£18,327,181	£10,669,281	£9,237,897	£9,102,334	£8,763,426	£6,729,979	£6,955,917

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£77,593,478	£64,806,767	£63,361,699	£63,224,838	£62,882,685	£60,829,764	£61,057,866
60% LAR : 40% CIR	5%	£72,286,562	£60,005,789	£58,566,168	£58,429,822	£58,088,958	£56,043,769	£56,271,012
60% LAR : 40% CIR	10%	£66,964,948	£55,189,574	£53,754,961	£53,619,089	£53,279,410	£51,241,333	£51,467,786
60% LAR : 40% CIR	15%	£61,625,532	£50,358,263	£48,928,223	£48,792,784	£48,454,188	£46,422,605	£46,648,336
60% LAR : 40% CIR	20%	£56,255,076	£45,511,994	£44,086,097	£43,951,050	£43,613,434	£41,587,736	£41,812,814
60% LAR : 40% CIR	25%	£50,870,107	£40,650,909	£39,228,726	£39,094,032	£38,757,295	£36,736,878	£36,961,369
60% LAR : 40% CIR	30%	£45,470,763	£35,775,144	£34,356,253	£34,221,871	£33,885,915	£31,870,179	£32,094,150
60% LAR : 40% CIR	35%	£40,057,180	£30,884,841	£29,468,824	£29,334,715	£28,999,440	£26,978,109	£27,205,036
60% LAR : 40% CIR	40%	£34,629,494	£25,980,140	£24,560,537	£24,424,618	£24,084,820	£22,046,032	£22,272,564
60% LAR : 40% CIR	45%	£29,187,843	£21,042,232	£19,609,182	£19,473,460	£19,134,157	£17,098,331	£17,324,534
60% LAR : 40% CIR	50%	£23,732,363	£16,074,463	£14,643,079	£14,507,516	£14,168,608	£12,135,161	£12,361,099

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		**Value Area**	**Zone C - £2,000 psf**	
No Units	**150**	**Sales value inflation**		**Growth**
Site Area	**0.27 Ha**	**Build cost inflation**		**Growth**
		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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£90,207,684	£77,351,196	£75,906,128	£75,769,266	£75,427,113	£73,374,192	£73,602,294
60% LAR : 40% CIR	5%	£84,550,981	£72,203,919	£70,764,298	£70,627,952	£70,287,088	£68,241,899	£68,469,142
60% LAR : 40% CIR	10%	£78,879,580	£67,041,405	£65,606,792	£65,470,921	£65,131,241	£63,093,164	£63,319,617
60% LAR : 40% CIR	15%	£73,193,615	£61,863,796	£60,433,755	£60,298,317	£59,959,719	£57,928,138	£58,153,869
60% LAR : 40% CIR	20%	£67,493,222	£56,671,228	£55,245,331	£55,110,284	£54,772,668	£52,746,971	£52,972,048
60% LAR : 40% CIR	25%	£61,767,453	£51,463,843	£50,041,661	£49,906,966	£49,570,230	£47,549,812	£47,774,303
60% LAR : 40% CIR	30%	£56,016,182	£46,241,781	£44,822,890	£44,688,508	£44,352,552	£42,336,816	£42,560,787
60% LAR : 40% CIR	35%	£50,250,673	£41,005,180	£39,589,162	£39,455,052	£39,119,777	£37,108,129	£37,331,646
60% LAR : 40% CIR	40%	£44,471,061	£35,754,179	£34,340,620	£34,206,743	£33,872,052	£31,858,477	£32,085,009
60% LAR : 40% CIR	45%	£38,677,485	£30,488,920	£29,072,129	£28,936,407	£28,597,102	£26,561,278	£26,787,481
60% LAR : 40% CIR	50%	£32,870,078	£25,187,910	£23,756,525	£23,620,962	£23,282,054	£21,248,607	£21,474,547

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£63,576,139	£50,719,651	£49,274,583	£49,137,721	£48,795,568	£46,742,647	£46,970,749
60% LAR : 40% CIR	5%	£57,919,436	£45,572,373	£44,132,753	£43,996,407	£43,655,542	£41,610,353	£41,837,596
60% LAR : 40% CIR	10%	£52,248,035	£40,409,860	£38,975,247	£38,839,376	£38,499,696	£36,461,618	£36,688,072
60% LAR : 40% CIR	15%	£46,562,069	£35,232,250	£33,802,210	£33,666,771	£33,328,174	£31,296,592	£31,522,324
60% LAR : 40% CIR	20%	£40,861,676	£30,039,682	£28,613,785	£28,478,739	£28,141,122	£26,115,425	£26,340,503
60% LAR : 40% CIR	25%	£35,135,907	£24,832,298	£23,410,116	£23,275,421	£22,938,685	£20,918,267	£21,142,758
60% LAR : 40% CIR	30%	£29,384,636	£19,610,235	£18,191,344	£18,056,962	£17,721,006	£15,705,270	£15,929,241
60% LAR : 40% CIR	35%	£23,619,128	£14,373,634	£12,957,616	£12,823,506	£12,488,232	£10,476,584	£10,700,100
60% LAR : 40% CIR	40%	£17,839,516	£9,122,634	£7,709,074	£7,575,198	£7,240,507	£5,226,932	£5,453,464
60% LAR : 40% CIR	45%	£12,045,939	£3,857,375	£2,440,583	£2,304,861	£1,965,557	-£70,268	£155,935
60% LAR : 40% CIR	50%	£6,238,533	-£1,443,636	-£2,875,020	-£3,010,583	-£3,349,491	-£5,382,938	-£5,156,999

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£74,611,503	£61,755,014	£60,309,947	£60,173,085	£59,830,931	£57,778,010	£58,006,112
60% LAR : 40% CIR	5%	£68,954,799	£56,607,737	£55,168,117	£55,031,771	£54,690,906	£52,645,717	£52,872,960
60% LAR : 40% CIR	10%	£63,283,399	£51,445,223	£50,010,611	£49,874,739	£49,535,059	£47,496,982	£47,723,435
60% LAR : 40% CIR	15%	£57,597,433	£46,267,614	£44,837,574	£44,702,135	£44,363,537	£42,331,956	£42,557,687
60% LAR : 40% CIR	20%	£51,897,040	£41,075,046	£39,649,149	£39,514,102	£39,176,486	£37,150,789	£37,375,866
60% LAR : 40% CIR	25%	£46,171,271	£35,867,661	£34,445,479	£34,310,784	£33,974,048	£31,953,631	£32,178,121
60% LAR : 40% CIR	30%	£40,420,000	£30,645,599	£29,226,708	£29,092,326	£28,756,370	£26,740,634	£26,964,605
60% LAR : 40% CIR	35%	£34,654,491	£25,408,998	£23,992,980	£23,858,870	£23,523,595	£21,511,947	£21,735,464
60% LAR : 40% CIR	40%	£28,874,879	£20,157,998	£18,744,438	£18,610,561	£18,275,871	£16,262,295	£16,488,828
60% LAR : 40% CIR	45%	£23,081,303	£14,892,738	£13,475,947	£13,340,225	£13,000,921	£10,965,096	£11,191,299
60% LAR : 40% CIR	50%	£17,273,896	£9,591,728	£8,160,343	£8,024,780	£7,685,872	£5,652,426	£5,878,365

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£79,184,048	£66,327,560	£64,882,492	£64,745,630	£64,403,477	£62,350,556	£62,578,658
60% LAR : 40% CIR	5%	£73,527,345	£61,180,282	£59,740,662	£59,604,316	£59,263,451	£57,218,262	£57,445,506
60% LAR : 40% CIR	10%	£67,855,944	£56,017,769	£54,583,156	£54,447,285	£54,107,605	£52,069,528	£52,295,981
60% LAR : 40% CIR	15%	£62,169,978	£50,840,159	£49,410,119	£49,274,680	£48,936,083	£46,904,502	£47,130,233
60% LAR : 40% CIR	20%	£56,469,586	£45,647,591	£44,221,694	£44,086,648	£43,749,031	£41,723,334	£41,948,412
60% LAR : 40% CIR	25%	£50,743,816	£40,440,207	£39,018,025	£38,883,330	£38,546,594	£36,526,176	£36,750,667
60% LAR : 40% CIR	30%	£44,992,545	£35,218,144	£33,799,253	£33,664,871	£33,328,915	£31,313,179	£31,537,150
60% LAR : 40% CIR	35%	£39,227,037	£29,981,543	£28,565,525	£28,431,416	£28,096,141	£26,084,493	£26,308,009
60% LAR : 40% CIR	40%	£33,447,425	£24,730,543	£23,316,983	£23,183,107	£22,848,416	£20,834,841	£21,061,373
60% LAR : 40% CIR	45%	£27,653,848	£19,465,284	£18,048,492	£17,912,770	£17,573,466	£15,537,641	£15,763,844
60% LAR : 40% CIR	50%	£21,846,442	£14,164,273	£12,732,889	£12,597,326	£12,258,418	£10,224,971	£10,450,910

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£84,589,230	£71,732,742	£70,287,674	£70,150,812	£69,808,658	£67,755,738	£67,983,840
60% LAR : 40% CIR	5%	£78,932,526	£66,585,464	£65,145,844	£65,009,498	£64,668,633	£62,623,444	£62,850,687
60% LAR : 40% CIR	10%	£73,261,126	£61,422,951	£59,988,338	£59,852,467	£59,512,787	£57,474,709	£57,701,163
60% LAR : 40% CIR	15%	£67,575,160	£56,245,341	£54,815,301	£54,679,862	£54,341,265	£52,309,683	£52,535,414
60% LAR : 40% CIR	20%	£61,874,767	£51,052,773	£49,626,876	£49,491,830	£49,154,213	£47,128,516	£47,353,594
60% LAR : 40% CIR	25%	£56,148,998	£45,845,389	£44,423,207	£44,288,512	£43,951,776	£41,931,358	£42,155,849
60% LAR : 40% CIR	30%	£50,397,727	£40,623,326	£39,204,435	£39,070,053	£38,734,097	£36,718,361	£36,942,332
60% LAR : 40% CIR	35%	£44,632,219	£35,386,725	£33,970,707	£33,836,597	£33,501,323	£31,489,675	£31,713,191
60% LAR : 40% CIR	40%	£38,852,607	£30,135,725	£28,722,165	£28,588,289	£28,253,598	£26,240,023	£26,466,555
60% LAR : 40% CIR	45%	£33,059,030	£24,870,466	£23,453,674	£23,317,952	£22,978,648	£20,942,823	£21,169,026
60% LAR : 40% CIR	50%	£27,251,624	£19,569,455	£18,138,071	£18,002,508	£17,663,600	£15,630,153	£15,856,092

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats	
Value Area	**Zone C - RP Periphery £2,250 psf**

No Units	**150**
Site Area	**0.27 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£107,697,066	£94,637,715	£93,214,366	£93,079,561	£92,742,049	£90,689,128	£90,917,230
60% LAR : 40% CIR	5%	£101,165,893	£88,644,322	£87,213,486	£87,077,140	£86,736,276	£84,691,087	£84,918,331
60% LAR : 40% CIR	10%	£94,620,023	£82,624,847	£81,190,234	£81,054,362	£80,714,683	£78,676,606	£78,903,058
60% LAR : 40% CIR	15%	£88,059,589	£76,581,490	£75,151,451	£75,016,012	£74,677,414	£72,645,832	£72,871,564
60% LAR : 40% CIR	20%	£81,484,726	£70,523,176	£69,097,279	£68,962,232	£68,624,616	£66,598,918	£66,823,995
60% LAR : 40% CIR	25%	£74,895,570	£64,450,044	£63,027,863	£62,893,168	£62,556,432	£60,536,014	£60,760,505
60% LAR : 40% CIR	30%	£68,292,254	£58,362,235	£56,943,344	£56,808,962	£56,473,006	£54,457,270	£54,681,241
60% LAR : 40% CIR	35%	£61,674,914	£52,259,887	£50,843,869	£50,709,760	£50,374,485	£48,362,837	£48,586,354
60% LAR : 40% CIR	40%	£55,028,843	£46,143,140	£44,729,580	£44,595,704	£44,261,013	£42,252,865	£42,475,993
60% LAR : 40% CIR	45%	£48,355,451	£40,012,134	£38,600,622	£38,466,939	£38,132,734	£36,127,506	£36,350,309
60% LAR : 40% CIR	50%	£41,668,230	£33,867,008	£32,457,135	£32,323,609	£31,989,795	£29,986,089	£30,209,451

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£81,065,521	£68,006,170	£66,582,820	£66,448,015	£66,110,503	£64,057,582	£64,285,684
60% LAR : 40% CIR	5%	£74,534,348	£62,012,777	£60,581,941	£60,445,595	£60,104,730	£58,059,542	£58,286,785
60% LAR : 40% CIR	10%	£67,988,477	£55,993,302	£54,558,689	£54,422,817	£54,083,138	£52,045,060	£52,271,513
60% LAR : 40% CIR	15%	£61,428,043	£49,949,944	£48,519,905	£48,384,466	£48,045,869	£46,014,287	£46,240,019
60% LAR : 40% CIR	20%	£54,853,181	£43,891,630	£42,465,734	£42,330,687	£41,993,071	£39,967,372	£40,192,450
60% LAR : 40% CIR	25%	£48,264,024	£37,818,499	£36,396,317	£36,261,622	£35,924,886	£33,904,468	£34,128,959
60% LAR : 40% CIR	30%	£41,660,708	£31,730,690	£30,311,799	£30,177,417	£29,841,461	£27,825,725	£28,049,696
60% LAR : 40% CIR	35%	£35,043,368	£25,628,342	£24,212,324	£24,078,214	£23,742,939	£21,731,292	£21,954,808
60% LAR : 40% CIR	40%	£28,397,298	£19,511,595	£18,098,035	£17,964,159	£17,629,468	£15,621,320	£15,844,447
60% LAR : 40% CIR	45%	£21,723,906	£13,380,589	£11,969,076	£11,835,394	£11,501,189	£9,495,961	£9,718,764
60% LAR : 40% CIR	50%	£15,036,684	£7,235,462	£5,825,590	£5,692,064	£5,358,250	£3,354,543	£3,577,906

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£92,100,884	£79,041,533	£77,618,184	£77,483,379	£77,145,867	£75,092,946	£75,321,048
60% LAR : 40% CIR	5%	£85,569,711	£73,048,140	£71,617,304	£71,480,958	£71,140,094	£69,094,906	£69,322,149
60% LAR : 40% CIR	10%	£79,023,841	£67,028,665	£65,594,052	£65,458,180	£65,118,501	£63,080,424	£63,306,876
60% LAR : 40% CIR	15%	£72,463,407	£60,985,308	£59,555,269	£59,419,830	£59,081,233	£57,049,650	£57,275,382
60% LAR : 40% CIR	20%	£65,888,545	£54,926,994	£53,501,097	£53,366,050	£53,028,434	£51,002,736	£51,227,813
60% LAR : 40% CIR	25%	£59,299,388	£48,853,863	£47,431,681	£47,296,986	£46,960,250	£44,939,832	£45,164,323
60% LAR : 40% CIR	30%	£52,696,072	£42,766,053	£41,347,163	£41,212,780	£40,876,825	£38,861,088	£39,085,059
60% LAR : 40% CIR	35%	£46,078,732	£36,663,706	£35,247,688	£35,113,578	£34,778,303	£32,766,655	£32,990,172
60% LAR : 40% CIR	40%	£39,432,661	£30,546,958	£29,133,399	£28,999,522	£28,664,831	£26,656,684	£26,879,811
60% LAR : 40% CIR	45%	£32,759,269	£24,415,952	£23,004,440	£22,870,757	£22,536,552	£20,531,324	£20,754,128
60% LAR : 40% CIR	50%	£26,072,048	£18,270,826	£16,860,953	£16,727,427	£16,393,613	£14,389,907	£14,613,270

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£96,673,430	£83,614,079	£82,190,729	£82,055,924	£81,718,412	£79,665,491	£79,893,593
60% LAR : 40% CIR	5%	£90,142,257	£77,620,686	£76,189,850	£76,053,504	£75,712,639	£73,667,451	£73,894,694
60% LAR : 40% CIR	10%	£83,596,387	£71,601,211	£70,166,598	£70,030,726	£69,691,047	£67,652,969	£67,879,422
60% LAR : 40% CIR	15%	£77,035,952	£65,557,853	£64,127,814	£63,992,376	£63,653,778	£61,622,196	£61,847,928
60% LAR : 40% CIR	20%	£70,461,090	£59,499,539	£58,073,643	£57,938,596	£57,600,980	£55,575,281	£55,800,359
60% LAR : 40% CIR	25%	£63,871,933	£53,426,408	£52,004,226	£51,869,531	£51,532,795	£49,512,377	£49,736,868
60% LAR : 40% CIR	30%	£57,268,617	£47,338,599	£45,919,708	£45,785,326	£45,449,370	£43,433,634	£43,657,605
60% LAR : 40% CIR	35%	£50,651,277	£41,236,251	£39,820,233	£39,686,123	£39,350,848	£37,339,201	£37,562,717
60% LAR : 40% CIR	40%	£44,005,207	£35,119,504	£33,705,944	£33,572,068	£33,237,377	£31,229,229	£31,452,356
60% LAR : 40% CIR	45%	£37,331,815	£28,988,498	£27,576,985	£27,443,303	£27,109,098	£25,103,870	£25,326,673
60% LAR : 40% CIR	50%	£30,644,593	£22,843,371	£21,433,499	£21,299,973	£20,966,159	£18,962,453	£19,185,815

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£102,078,612	£89,019,261	£87,595,911	£87,461,106	£87,123,594	£85,070,673	£85,298,775
60% LAR : 40% CIR	5%	£95,547,439	£83,025,867	£81,595,032	£81,458,686	£81,117,821	£79,072,633	£79,299,876
60% LAR : 40% CIR	10%	£89,001,568	£77,006,392	£75,571,780	£75,435,907	£75,096,228	£73,058,151	£73,284,604
60% LAR : 40% CIR	15%	£82,441,134	£70,963,035	£69,532,996	£69,397,557	£69,058,960	£67,027,377	£67,253,109
60% LAR : 40% CIR	20%	£75,866,272	£64,904,721	£63,478,824	£63,343,778	£63,006,162	£60,980,463	£61,205,541
60% LAR : 40% CIR	25%	£69,277,115	£58,831,590	£57,409,408	£57,274,713	£56,937,977	£54,917,559	£55,142,050
60% LAR : 40% CIR	30%	£62,673,799	£52,743,781	£51,324,890	£51,190,508	£50,854,552	£48,838,816	£49,062,787
60% LAR : 40% CIR	35%	£56,056,459	£46,641,433	£45,225,415	£45,091,305	£44,756,030	£42,744,382	£42,967,899
60% LAR : 40% CIR	40%	£49,410,389	£40,524,686	£39,111,126	£38,977,250	£38,642,559	£36,634,411	£36,857,538
60% LAR : 40% CIR	45%	£42,736,996	£34,393,680	£32,982,167	£32,848,485	£32,514,280	£30,509,052	£30,731,855
60% LAR : 40% CIR	50%	£36,049,775	£28,248,553	£26,838,680	£26,705,155	£26,371,341	£24,367,634	£24,590,997

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats	
No Units	**150**
Site Area	**0.27 Ha**

Value Area	**Zone C - RP Periphery £2,450 psf**	
Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£121,688,572	£108,405,494	£106,982,144	£106,847,339	£106,510,328	£104,488,261	£104,712,934
60% LAR : 40% CIR	5%	£114,457,823	£101,723,711	£100,305,726	£100,171,430	£99,835,688	£97,821,236	£98,045,064
60% LAR : 40% CIR	10%	£107,212,378	£95,026,921	£93,613,870	£93,480,040	£93,145,465	£91,138,018	£91,361,067
60% LAR : 40% CIR	15%	£99,952,369	£88,315,261	£86,906,714	£86,773,311	£86,439,802	£84,419,988	£84,645,719
60% LAR : 40% CIR	20%	£92,677,931	£81,588,869	£80,178,837	£80,043,790	£79,706,174	£77,680,477	£77,905,554
60% LAR : 40% CIR	25%	£85,389,199	£74,839,005	£73,416,824	£73,282,129	£72,945,393	£70,924,975	£71,149,466
60% LAR : 40% CIR	30%	£78,086,308	£68,058,599	£66,639,708	£66,505,326	£66,169,370	£64,153,634	£64,377,605
60% LAR : 40% CIR	35%	£70,769,391	£61,263,654	£59,847,636	£59,713,526	£59,378,251	£57,366,603	£57,590,120
60% LAR : 40% CIR	40%	£63,438,585	£54,454,309	£53,040,750	£52,906,873	£52,572,181	£50,564,035	£50,787,162
60% LAR : 40% CIR	45%	£56,094,022	£47,630,705	£46,219,193	£46,085,511	£45,751,306	£43,746,077	£43,968,880
60% LAR : 40% CIR	50%	£48,706,751	£40,792,981	£39,383,109	£39,249,584	£38,915,769	£36,912,882	£37,135,425

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£95,057,026	£81,773,948	£80,350,599	£80,215,794	£79,878,783	£77,856,715	£78,081,389
60% LAR : 40% CIR	5%	£87,826,278	£75,092,165	£73,674,181	£73,539,884	£73,204,142	£71,189,691	£71,413,519
60% LAR : 40% CIR	10%	£80,580,832	£68,395,375	£66,982,324	£66,848,494	£66,513,920	£64,506,472	£64,729,522
60% LAR : 40% CIR	15%	£73,320,823	£61,683,716	£60,275,169	£60,141,765	£59,808,257	£57,788,443	£58,014,174
60% LAR : 40% CIR	20%	£66,046,385	£54,957,324	£53,547,292	£53,412,245	£53,074,629	£51,048,932	£51,274,009
60% LAR : 40% CIR	25%	£58,757,654	£48,207,460	£46,785,278	£46,650,583	£46,313,847	£44,293,429	£44,517,920
60% LAR : 40% CIR	30%	£51,454,762	£41,427,053	£40,008,163	£39,873,780	£39,537,825	£37,522,088	£37,746,059
60% LAR : 40% CIR	35%	£44,137,846	£34,632,108	£33,216,090	£33,081,981	£32,746,706	£30,735,058	£30,958,574
60% LAR : 40% CIR	40%	£36,807,040	£27,822,764	£26,409,204	£26,275,328	£25,940,636	£23,932,489	£24,155,616
60% LAR : 40% CIR	45%	£29,462,477	£20,999,160	£19,587,647	£19,453,966	£19,119,761	£17,114,532	£17,337,335
60% LAR : 40% CIR	50%	£22,075,206	£14,161,436	£12,751,563	£12,618,038	£12,284,223	£10,281,337	£10,503,880

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£106,092,390	£92,809,312	£91,385,963	£91,251,157	£90,914,146	£88,892,079	£89,116,753
60% LAR : 40% CIR	5%	£98,861,642	£86,127,529	£84,709,544	£84,575,248	£84,239,506	£82,225,055	£82,448,882
60% LAR : 40% CIR	10%	£91,616,196	£79,430,739	£78,017,688	£77,883,858	£77,549,283	£75,541,836	£75,764,886
60% LAR : 40% CIR	15%	£84,356,187	£72,719,079	£71,310,532	£71,177,129	£70,843,620	£68,823,807	£69,049,538
60% LAR : 40% CIR	20%	£77,081,749	£65,992,688	£64,582,655	£64,447,609	£64,109,992	£62,084,295	£62,309,373
60% LAR : 40% CIR	25%	£69,793,017	£59,242,824	£57,820,642	£57,685,947	£57,349,211	£55,328,793	£55,553,284
60% LAR : 40% CIR	30%	£62,490,126	£52,462,417	£51,043,526	£50,909,144	£50,573,188	£48,557,452	£48,781,423
60% LAR : 40% CIR	35%	£55,173,210	£45,667,472	£44,251,454	£44,117,344	£43,782,069	£41,770,422	£41,993,938
60% LAR : 40% CIR	40%	£47,842,403	£38,858,128	£37,444,568	£37,310,691	£36,976,000	£34,967,853	£35,190,980
60% LAR : 40% CIR	45%	£40,497,841	£32,034,523	£30,623,011	£30,489,329	£30,155,124	£28,149,895	£28,372,698
60% LAR : 40% CIR	50%	£33,110,569	£25,196,800	£23,786,927	£23,653,402	£23,319,587	£21,316,700	£21,539,243

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£110,664,935	£97,381,857	£95,958,508	£95,823,703	£95,486,692	£93,464,624	£93,689,298
60% LAR : 40% CIR	5%	£103,434,187	£90,700,075	£89,282,090	£89,147,794	£88,812,051	£86,797,600	£87,021,428
60% LAR : 40% CIR	10%	£96,188,742	£84,003,285	£82,590,234	£82,456,403	£82,121,829	£80,114,381	£80,337,431
60% LAR : 40% CIR	15%	£88,928,732	£77,291,625	£75,883,078	£75,749,674	£75,416,166	£73,396,352	£73,622,083
60% LAR : 40% CIR	20%	£81,654,295	£70,565,233	£69,155,201	£69,020,154	£68,682,538	£66,656,841	£66,881,918
60% LAR : 40% CIR	25%	£74,365,563	£63,815,369	£62,393,187	£62,258,492	£61,921,756	£59,901,338	£60,125,829
60% LAR : 40% CIR	30%	£67,062,672	£57,034,962	£55,616,072	£55,481,690	£55,145,734	£53,129,998	£53,353,968
60% LAR : 40% CIR	35%	£59,745,755	£50,240,018	£48,823,999	£48,689,890	£48,354,615	£46,342,967	£46,566,484
60% LAR : 40% CIR	40%	£52,414,949	£43,430,673	£42,017,113	£41,883,237	£41,548,545	£39,540,398	£39,763,525
60% LAR : 40% CIR	45%	£45,070,386	£36,607,069	£35,195,556	£35,061,875	£34,727,670	£32,722,441	£32,945,244
60% LAR : 40% CIR	50%	£37,683,115	£29,769,345	£28,359,472	£28,225,947	£27,892,132	£25,889,246	£26,111,789

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£116,070,117	£102,787,039	£101,363,690	£101,228,885	£100,891,874	£98,869,806	£99,094,480
60% LAR : 40% CIR	5%	£108,839,369	£96,105,256	£94,687,272	£94,552,975	£94,217,233	£92,202,782	£92,426,610
60% LAR : 40% CIR	10%	£101,593,923	£89,408,466	£87,995,415	£87,861,585	£87,527,011	£85,519,563	£85,742,613
60% LAR : 40% CIR	15%	£94,333,914	£82,696,807	£81,288,260	£81,154,856	£80,821,347	£78,801,534	£79,027,265
60% LAR : 40% CIR	20%	£87,059,476	£75,970,415	£74,560,383	£74,425,336	£74,087,720	£72,062,022	£72,287,100
60% LAR : 40% CIR	25%	£79,770,745	£69,220,551	£67,798,369	£67,663,674	£67,326,938	£65,306,520	£65,531,011
60% LAR : 40% CIR	30%	£72,467,853	£62,440,144	£61,021,253	£60,886,871	£60,550,915	£58,535,179	£58,759,150
60% LAR : 40% CIR	35%	£65,150,937	£55,645,199	£54,229,181	£54,095,071	£53,759,797	£51,748,149	£51,971,665
60% LAR : 40% CIR	40%	£57,820,131	£48,835,855	£47,422,295	£47,288,419	£46,953,727	£44,945,580	£45,168,707
60% LAR : 40% CIR	45%	£50,475,568	£42,012,250	£40,600,738	£40,467,056	£40,132,852	£38,127,622	£38,350,426
60% LAR : 40% CIR	50%	£43,088,297	£35,174,527	£33,764,654	£33,631,129	£33,297,314	£31,294,428	£31,516,971

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		**Value Area**	**Zone C - £1,050 psf**

No Units	200
Site Area	0.29 Ha

Sales value inflation	Growth
Build cost inflation	Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£26,246,740	£10,194,143	£8,133,043	£7,934,765	£7,439,069	£4,464,897	£2,812,578
60% LAR : 40% CIR	5%	£23,199,675	£7,759,395	£5,679,784	£5,482,217	£4,988,301	£2,024,801	£378,412
60% LAR : 40% CIR	10%	£20,120,907	£5,276,563	£3,203,831	£3,006,916	£2,514,628	-£445,800	-£2,111,798
60% LAR : 40% CIR	15%	£17,004,067	£2,771,860	£705,380	£509,057	£18,250	-£2,971,253	-£4,632,243
60% LAR : 40% CIR	20%	£13,866,314	£245,479	-£1,843,072	-£2,041,849	-£2,538,793	-£5,525,327	-£7,207,081
60% LAR : 40% CIR	25%	£10,707,831	-£2,337,521	-£4,424,730	-£4,623,025	-£5,120,855	-£8,140,677	-£9,818,356
60% LAR : 40% CIR	30%	£7,528,802	-£4,948,694	-£7,063,214	-£7,264,106	-£7,766,336	-£10,779,717	-£12,453,817
60% LAR : 40% CIR	35%	£4,318,937	-£7,621,970	-£9,732,580	-£9,933,101	-£10,434,406	-£13,442,233	-£15,113,248
60% LAR : 40% CIR	40%	£1,058,115	-£10,316,806	-£12,424,126	-£12,624,335	-£13,124,861	-£16,128,015	-£17,796,433
60% LAR : 40% CIR	45%	-£2,256,928	-£13,033,007	-£15,137,649	-£15,337,605	-£15,837,497	-£18,836,850	-£20,503,156
60% LAR : 40% CIR	50%	-£5,633,890	-£15,770,375	-£17,872,949	-£18,072,709	-£18,572,112	-£21,568,526	-£23,233,200

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,652,974	-£17,705,572	-£19,766,671	-£19,964,949	-£20,460,645	-£23,434,817	-£25,087,136
60% LAR : 40% CIR	5%	-£4,700,039	-£20,140,319	-£22,219,930	-£22,417,497	-£22,911,413	-£25,874,914	-£27,521,302
60% LAR : 40% CIR	10%	-£7,778,807	-£22,623,152	-£24,695,883	-£24,892,799	-£25,385,087	-£28,345,514	-£30,011,512
60% LAR : 40% CIR	15%	-£10,895,647	-£25,127,855	-£27,194,334	-£27,390,658	-£27,881,465	-£30,870,968	-£32,531,957
60% LAR : 40% CIR	20%	-£14,033,401	-£27,654,235	-£29,742,786	-£29,941,563	-£30,438,507	-£33,425,041	-£35,106,795
60% LAR : 40% CIR	25%	-£17,191,884	-£30,237,236	-£32,324,444	-£32,522,740	-£33,020,569	-£36,040,391	-£37,718,070
60% LAR : 40% CIR	30%	-£20,370,912	-£32,848,408	-£34,962,928	-£35,163,821	-£35,666,050	-£38,679,431	-£40,353,531
60% LAR : 40% CIR	35%	-£23,580,777	-£35,521,685	-£37,632,294	-£37,832,816	-£38,334,120	-£41,341,947	-£43,012,963
60% LAR : 40% CIR	40%	-£26,841,600	-£38,216,521	-£40,323,840	-£40,524,050	-£41,024,575	-£44,027,729	-£45,696,148
60% LAR : 40% CIR	45%	-£30,156,642	-£40,932,721	-£43,037,363	-£43,237,320	-£43,737,212	-£46,736,564	-£48,402,871
60% LAR : 40% CIR	50%	-£33,533,604	-£43,670,090	-£45,772,663	-£45,972,424	-£46,471,826	-£49,468,240	-£51,132,915

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,907,883	-£6,144,714	-£8,205,814	-£8,404,092	-£8,899,788	-£11,873,960	-£13,526,279
60% LAR : 40% CIR	5%	£6,860,818	-£8,579,462	-£10,659,073	-£10,856,640	-£11,350,556	-£14,314,056	-£15,960,445
60% LAR : 40% CIR	10%	£3,782,050	-£11,062,295	-£13,135,026	-£13,331,942	-£13,824,230	-£16,784,657	-£18,450,655
60% LAR : 40% CIR	15%	£665,210	-£13,566,997	-£15,633,477	-£15,829,800	-£16,320,608	-£19,310,110	-£20,971,100
60% LAR : 40% CIR	20%	-£2,472,543	-£16,093,378	-£18,181,929	-£18,380,706	-£18,877,650	-£21,864,184	-£23,545,938
60% LAR : 40% CIR	25%	-£5,631,026	-£18,676,379	-£20,763,587	-£20,961,883	-£21,459,712	-£24,479,534	-£26,157,213
60% LAR : 40% CIR	30%	-£8,810,055	-£21,287,551	-£23,402,071	-£23,602,963	-£24,105,193	-£27,118,574	-£28,792,674
60% LAR : 40% CIR	35%	-£12,019,920	-£23,960,827	-£26,071,437	-£26,271,958	-£26,773,263	-£29,781,090	-£31,452,106
60% LAR : 40% CIR	40%	-£15,280,742	-£26,655,663	-£28,762,983	-£28,963,193	-£29,463,718	-£32,466,872	-£34,135,291
60% LAR : 40% CIR	45%	-£18,595,785	-£29,371,864	-£31,476,506	-£31,676,463	-£32,176,354	-£35,175,707	-£36,842,014
60% LAR : 40% CIR	50%	-£21,972,747	-£32,109,232	-£34,211,806	-£34,411,567	-£34,910,969	-£37,907,383	-£39,572,058

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,698,169	-£1,354,429	-£3,415,528	-£3,613,806	-£4,109,502	-£7,083,674	-£8,735,993
60% LAR : 40% CIR	5%	£11,651,104	-£3,789,176	-£5,868,788	-£6,066,354	-£6,560,271	-£9,523,771	-£11,170,160
60% LAR : 40% CIR	10%	£8,572,336	-£6,272,009	-£8,344,741	-£8,541,656	-£9,033,944	-£11,994,371	-£13,660,369
60% LAR : 40% CIR	15%	£5,455,495	-£8,776,712	-£10,843,192	-£11,039,515	-£11,530,322	-£14,519,825	-£16,180,814
60% LAR : 40% CIR	20%	£2,317,742	-£11,303,092	-£13,391,643	-£13,590,421	-£14,087,364	-£17,073,898	-£18,755,652
60% LAR : 40% CIR	25%	-£840,741	-£13,886,093	-£15,973,301	-£16,171,597	-£16,669,427	-£19,689,249	-£21,366,927
60% LAR : 40% CIR	30%	-£4,019,769	-£16,497,265	-£18,611,785	-£18,812,678	-£19,314,907	-£22,328,288	-£24,002,388
60% LAR : 40% CIR	35%	-£7,229,634	-£19,170,542	-£21,281,152	-£21,481,673	-£21,982,977	-£24,990,804	-£26,661,820
60% LAR : 40% CIR	40%	-£10,490,457	-£21,865,378	-£23,972,697	-£24,172,907	-£24,673,432	-£27,676,586	-£29,345,005
60% LAR : 40% CIR	45%	-£13,805,499	-£24,581,578	-£26,686,220	-£26,886,177	-£27,386,069	-£30,385,421	-£32,051,728
60% LAR : 40% CIR	50%	-£17,182,462	-£27,318,947	-£29,421,520	-£29,621,281	-£30,120,683	-£33,117,098	-£34,781,772

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£20,360,740	£4,308,143	£2,247,043	£2,048,765	£1,553,069	-£1,421,103	-£3,073,422
60% LAR : 40% CIR	5%	£17,313,675	£1,873,395	-£206,216	-£403,783	-£897,699	-£3,861,199	-£5,507,588
60% LAR : 40% CIR	10%	£14,234,907	-£609,437	-£2,682,169	-£2,879,084	-£3,371,372	-£6,331,800	-£7,997,798
60% LAR : 40% CIR	15%	£11,118,067	-£3,114,140	-£5,180,620	-£5,376,943	-£5,867,750	-£8,857,253	-£10,518,243
60% LAR : 40% CIR	20%	£7,980,314	-£5,640,521	-£7,729,072	-£7,927,849	-£8,424,793	-£11,411,327	-£13,093,081
60% LAR : 40% CIR	25%	£4,821,831	-£8,223,521	-£10,310,730	-£10,509,025	-£11,006,855	-£14,026,677	-£15,704,356
60% LAR : 40% CIR	30%	£1,642,802	-£10,834,694	-£12,949,214	-£13,150,106	-£13,652,336	-£16,665,717	-£18,339,817
60% LAR : 40% CIR	35%	-£1,567,063	-£13,507,970	-£15,618,580	-£15,819,101	-£16,320,406	-£19,328,233	-£20,999,248
60% LAR : 40% CIR	40%	-£4,827,885	-£16,202,806	-£18,310,126	-£18,510,335	-£19,010,861	-£22,014,015	-£23,682,433
60% LAR : 40% CIR	45%	-£8,142,928	-£18,919,007	-£21,023,649	-£21,223,605	-£21,723,497	-£24,722,850	-£26,389,156
60% LAR : 40% CIR	50%	-£11,519,890	-£21,656,375	-£23,758,949	-£23,958,709	-£24,458,112	-£27,454,526	-£29,119,200

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats			Value Area	Zone C - £1,150 psf
No Units	200		Sales value inflation	Growth
Site Area	0.29 Ha		Build cost inflation	Growth
			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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£35,482,502	£19,387,519	£17,331,762	£17,136,463	£16,648,217	£13,718,744	£12,091,258
60% LAR : 40% CIR	5%	£31,973,650	£16,496,433	£14,448,076	£14,253,478	£13,766,984	£10,848,022	£9,226,377
60% LAR : 40% CIR	10%	£28,443,836	£13,583,617	£11,542,036	£11,348,080	£10,863,192	£7,950,084	£6,309,124
60% LAR : 40% CIR	15%	£24,893,243	£10,649,261	£8,613,839	£8,420,465	£7,937,034	£4,996,519	£3,360,493
60% LAR : 40% CIR	20%	£21,322,052	£7,693,552	£5,641,680	£5,445,890	£4,956,414	£2,019,562	£387,977
60% LAR : 40% CIR	25%	£17,714,907	£4,688,596	£2,632,756	£2,437,441	£1,949,151	-£995,545	-£2,648,011
60% LAR : 40% CIR	30%	£14,068,740	£1,653,361	-£404,153	-£602,024	-£1,096,707	-£4,064,800	-£5,722,076
60% LAR : 40% CIR	35%	£10,402,211	-£1,424,387	-£3,503,277	-£3,700,785	-£4,194,555	-£7,191,330	-£8,862,345
60% LAR : 40% CIR	40%	£6,715,505	-£4,548,600	-£6,654,061	-£6,854,271	-£7,354,797	-£10,357,951	-£12,026,369
60% LAR : 40% CIR	45%	£2,987,024	-£7,743,781	-£9,848,424	-£10,048,380	-£10,548,272	-£13,547,624	-£15,213,931
60% LAR : 40% CIR	50%	-£799,873	-£10,961,988	-£13,064,562	-£13,264,323	-£13,763,725	-£16,760,139	-£18,424,813

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,582,788	-£8,512,195	-£10,567,953	-£10,763,251	-£11,251,497	-£14,180,970	-£15,808,457
60% LAR : 40% CIR	5%	£4,073,935	-£11,403,282	-£13,451,638	-£13,646,236	-£14,132,730	-£17,051,692	-£18,673,337
60% LAR : 40% CIR	10%	£544,122	-£14,316,097	-£16,357,678	-£16,551,634	-£17,036,523	-£19,949,630	-£21,590,590
60% LAR : 40% CIR	15%	-£3,006,471	-£17,250,454	-£19,285,876	-£19,479,249	-£19,962,681	-£22,903,195	-£24,539,221
60% LAR : 40% CIR	20%	-£6,577,663	-£20,206,163	-£22,258,034	-£22,453,825	-£22,943,300	-£25,880,152	-£27,511,737
60% LAR : 40% CIR	25%	-£10,184,807	-£23,211,118	-£25,266,959	-£25,462,274	-£25,950,563	-£28,895,260	-£30,547,725
60% LAR : 40% CIR	30%	-£13,830,974	-£26,246,353	-£28,303,867	-£28,501,739	-£28,996,422	-£31,964,514	-£33,621,790
60% LAR : 40% CIR	35%	-£17,497,503	-£29,324,102	-£31,402,991	-£31,600,500	-£32,094,269	-£35,091,045	-£36,762,059
60% LAR : 40% CIR	40%	-£21,184,210	-£32,448,314	-£34,553,776	-£34,753,986	-£35,254,511	-£38,257,665	-£39,926,084
60% LAR : 40% CIR	45%	-£24,912,690	-£35,643,495	-£37,748,138	-£37,948,094	-£38,447,987	-£41,447,338	-£43,113,645
60% LAR : 40% CIR	50%	-£28,699,588	-£38,861,702	-£40,964,276	-£41,164,037	-£41,663,440	-£44,659,853	-£46,324,527

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£19,143,645	£3,048,662	£992,905	£797,606	£309,360	-£2,620,113	-£4,247,599
60% LAR : 40% CIR	5%	£15,634,792	£157,576	-£1,890,781	-£2,085,379	-£2,571,873	-£5,490,835	-£7,112,480
60% LAR : 40% CIR	10%	£12,104,979	-£2,755,240	-£4,796,821	-£4,990,777	-£5,475,665	-£8,388,773	-£10,029,733
60% LAR : 40% CIR	15%	£8,554,386	-£5,689,596	-£7,725,018	-£7,918,392	-£8,401,823	-£11,342,338	-£12,978,364
60% LAR : 40% CIR	20%	£4,983,194	-£8,645,305	-£10,697,177	-£10,892,967	-£11,382,443	-£14,319,295	-£15,950,880
60% LAR : 40% CIR	25%	£1,376,050	-£11,650,261	-£13,706,101	-£13,901,417	-£14,389,706	-£17,334,403	-£18,986,868
60% LAR : 40% CIR	30%	-£2,270,117	-£14,685,496	-£16,743,010	-£16,940,882	-£17,435,564	-£20,403,657	-£22,060,933
60% LAR : 40% CIR	35%	-£5,936,646	-£17,763,244	-£19,842,134	-£20,039,643	-£20,533,412	-£23,530,188	-£25,201,202
60% LAR : 40% CIR	40%	-£9,623,352	-£20,887,457	-£22,992,919	-£23,193,128	-£23,693,654	-£26,696,808	-£28,365,226
60% LAR : 40% CIR	45%	-£13,351,833	-£24,082,638	-£26,187,281	-£26,387,237	-£26,887,130	-£29,886,481	-£31,552,788
60% LAR : 40% CIR	50%	-£17,138,730	-£27,300,845	-£29,403,419	-£29,603,180	-£30,102,582	-£33,098,996	-£34,763,670

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£23,933,931	£7,838,948	£5,783,190	£5,587,892	£5,099,646	£2,170,172	£542,686
60% LAR : 40% CIR	5%	£20,425,078	£4,947,861	£2,899,504	£2,704,907	£2,218,413	-£700,550	-£2,322,195
60% LAR : 40% CIR	10%	£16,895,265	£2,035,046	-£6,535	-£200,491	-£685,380	-£3,598,487	-£5,239,447
60% LAR : 40% CIR	15%	£13,344,672	-£899,311	-£2,934,733	-£3,128,106	-£3,611,538	-£6,552,052	-£8,188,079
60% LAR : 40% CIR	20%	£9,773,480	-£3,855,020	-£5,906,891	-£6,102,682	-£6,592,157	-£9,529,010	-£11,160,594
60% LAR : 40% CIR	25%	£6,166,336	-£6,859,976	-£8,915,816	-£9,111,131	-£9,599,420	-£12,544,117	-£14,196,582
60% LAR : 40% CIR	30%	£2,520,169	-£9,895,210	-£11,952,724	-£12,150,596	-£12,645,279	-£15,613,371	-£17,270,647
60% LAR : 40% CIR	35%	-£1,146,360	-£12,972,959	-£15,051,848	-£15,249,357	-£15,743,126	-£18,739,902	-£20,410,916
60% LAR : 40% CIR	40%	-£4,833,067	-£16,097,171	-£18,202,633	-£18,402,843	-£18,903,368	-£21,906,522	-£23,574,941
60% LAR : 40% CIR	45%	-£8,561,547	-£19,292,352	-£21,396,995	-£21,596,951	-£22,096,844	-£25,096,196	-£26,762,502
60% LAR : 40% CIR	50%	-£12,348,445	-£22,510,559	-£24,613,134	-£24,812,894	-£25,312,297	-£28,308,710	-£29,973,384

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£29,596,502	£13,501,519	£11,445,762	£11,250,463	£10,762,217	£7,832,744	£6,205,258
60% LAR : 40% CIR	5%	£26,087,650	£10,610,433	£8,562,076	£8,367,478	£7,880,984	£4,962,022	£3,340,377
60% LAR : 40% CIR	10%	£22,557,836	£7,697,617	£5,656,036	£5,462,080	£4,977,192	£2,064,084	£423,124
60% LAR : 40% CIR	15%	£19,007,243	£4,763,261	£2,727,839	£2,534,465	£2,051,034	-£889,481	-£2,525,507
60% LAR : 40% CIR	20%	£15,436,052	£1,807,552	-£244,320	-£440,110	-£929,586	-£3,866,438	-£5,498,023
60% LAR : 40% CIR	25%	£11,828,907	-£1,197,404	-£3,253,244	-£3,448,559	-£3,936,849	-£6,881,545	-£8,534,011
60% LAR : 40% CIR	30%	£8,182,740	-£4,232,639	-£6,290,153	-£6,488,024	-£6,982,707	-£9,950,800	-£11,608,076
60% LAR : 40% CIR	35%	£4,516,211	-£7,310,387	-£9,389,277	-£9,586,785	-£10,080,555	-£13,077,330	-£14,748,345
60% LAR : 40% CIR	40%	£829,505	-£10,434,600	-£12,540,061	-£12,740,271	-£13,240,797	-£16,243,951	-£17,912,369
60% LAR : 40% CIR	45%	-£2,898,976	-£13,629,781	-£15,734,424	-£15,934,380	-£16,434,272	-£19,433,624	-£21,099,931
60% LAR : 40% CIR	50%	-£6,685,873	-£16,847,988	-£18,950,562	-£19,150,323	-£19,649,725	-£22,646,139	-£24,310,813

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats	
No Units	200
Site Area	0.29 Ha

Value Area	Zone C - £1,350 psf	
Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£53,878,404	£37,650,323	£35,625,460	£35,433,098	£34,952,189	£32,066,742	£30,463,715
60% LAR : 40% CIR	5%	£49,474,557	£33,873,727	£31,856,155	£31,664,482	£31,185,300	£28,310,206	£26,693,791
60% LAR : 40% CIR	10%	£45,050,065	£30,075,730	£28,064,832	£27,873,792	£27,396,189	£24,501,932	£22,885,634
60% LAR : 40% CIR	15%	£40,594,038	£26,256,517	£24,242,578	£24,049,205	£23,565,774	£20,665,183	£19,053,745
60% LAR : 40% CIR	20%	£36,099,271	£22,402,954	£20,373,075	£20,180,228	£19,698,108	£16,805,393	£15,198,329
60% LAR : 40% CIR	25%	£31,584,085	£18,506,741	£16,481,799	£16,289,419	£15,808,467	£12,922,764	£11,319,595
60% LAR : 40% CIR	30%	£27,048,662	£14,589,550	£12,568,942	£12,376,972	£11,897,047	£9,017,498	£7,417,749
60% LAR : 40% CIR	35%	£22,493,184	£10,651,569	£8,634,697	£8,443,081	£7,964,041	£5,068,097	£3,446,931
60% LAR : 40% CIR	40%	£17,917,830	£6,692,985	£4,660,885	£4,466,648	£3,981,054	£1,067,490	-£559,565
60% LAR : 40% CIR	45%	£13,285,848	£2,675,222	£633,365	£439,374	-£46,302	-£3,000,577	-£4,641,840
60% LAR : 40% CIR	50%	£8,625,058	-£1,396,419	-£3,467,393	-£3,664,152	-£4,156,049	-£7,143,365	-£8,808,039

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£25,978,690	£9,750,608	£7,725,746	£7,533,383	£7,052,475	£4,167,027	£2,564,001
60% LAR : 40% CIR	5%	£21,574,843	£5,974,013	£3,956,440	£3,764,768	£3,285,586	£410,492	-£1,205,923
60% LAR : 40% CIR	10%	£17,150,351	£2,176,016	£165,118	-£25,922	-£503,525	-£3,397,783	-£5,014,080
60% LAR : 40% CIR	15%	£12,694,324	-£1,643,198	-£3,657,137	-£3,850,509	-£4,333,941	-£7,234,531	-£8,845,970
60% LAR : 40% CIR	20%	£8,199,557	-£5,496,760	-£7,526,640	-£7,719,487	-£8,201,606	-£11,094,322	-£12,701,385
60% LAR : 40% CIR	25%	£3,684,371	-£9,392,973	-£11,417,916	-£11,610,295	-£12,091,247	-£14,976,951	-£16,580,119
60% LAR : 40% CIR	30%	-£851,052	-£13,310,164	-£15,330,772	-£15,522,743	-£16,002,667	-£18,882,216	-£20,481,965
60% LAR : 40% CIR	35%	-£5,406,531	-£17,248,145	-£19,265,017	-£19,456,634	-£19,935,674	-£22,831,617	-£24,452,783
60% LAR : 40% CIR	40%	-£9,981,884	-£21,206,729	-£23,238,829	-£23,433,066	-£23,918,660	-£26,832,224	-£28,459,280
60% LAR : 40% CIR	45%	-£14,613,867	-£25,224,493	-£27,266,349	-£27,460,341	-£27,946,016	-£30,900,291	-£32,541,555
60% LAR : 40% CIR	50%	-£19,274,656	-£29,296,133	-£31,367,107	-£31,563,866	-£32,055,763	-£35,043,079	-£36,707,753

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£37,539,547	£21,311,465	£19,286,603	£19,094,241	£18,613,332	£15,727,884	£14,124,858
60% LAR : 40% CIR	5%	£33,135,700	£17,534,870	£15,517,297	£15,325,625	£14,846,443	£11,971,349	£10,354,934
60% LAR : 40% CIR	10%	£28,711,208	£13,736,873	£11,725,975	£11,534,935	£11,057,332	£8,163,075	£6,546,777
60% LAR : 40% CIR	15%	£24,255,181	£9,917,660	£7,903,720	£7,710,348	£7,226,917	£4,326,326	£2,714,888
60% LAR : 40% CIR	20%	£19,760,414	£6,064,097	£4,034,218	£3,841,370	£3,359,251	£466,536	-£1,140,528
60% LAR : 40% CIR	25%	£15,245,228	£2,167,884	£142,941	-£49,438	-£530,390	-£3,416,093	-£5,019,262
60% LAR : 40% CIR	30%	£10,709,805	-£1,749,307	-£3,769,915	-£3,961,885	-£4,441,810	-£7,321,359	-£8,921,108
60% LAR : 40% CIR	35%	£6,154,326	-£5,687,288	-£7,704,160	-£7,895,777	-£8,374,816	-£11,270,760	-£12,891,926
60% LAR : 40% CIR	40%	£1,578,973	-£9,645,872	-£11,677,972	-£11,872,209	-£12,357,803	-£15,271,367	-£16,898,422
60% LAR : 40% CIR	45%	-£3,053,009	-£13,663,635	-£15,705,492	-£15,899,484	-£16,385,159	-£19,339,434	-£20,980,698
60% LAR : 40% CIR	50%	-£7,713,799	-£17,735,276	-£19,806,250	-£20,003,009	-£20,494,906	-£23,482,222	-£25,146,896

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£42,329,832	£26,101,751	£24,076,888	£23,884,526	£23,403,618	£20,518,170	£18,915,144
60% LAR : 40% CIR	5%	£37,925,986	£22,325,155	£20,307,583	£20,115,911	£19,636,729	£16,761,635	£15,145,220
60% LAR : 40% CIR	10%	£33,501,494	£18,527,158	£16,516,261	£16,325,220	£15,847,618	£12,953,360	£11,337,063
60% LAR : 40% CIR	15%	£29,045,467	£14,707,945	£12,694,006	£12,500,634	£12,017,202	£9,116,612	£7,505,173
60% LAR : 40% CIR	20%	£24,550,700	£10,854,383	£8,824,503	£8,631,656	£8,149,537	£5,256,821	£3,649,758
60% LAR : 40% CIR	25%	£20,035,514	£6,958,170	£4,933,227	£4,740,848	£4,259,896	£1,374,192	-£228,976
60% LAR : 40% CIR	30%	£15,500,091	£3,040,979	£1,020,371	£828,400	£348,476	-£2,531,073	-£4,130,822
60% LAR : 40% CIR	35%	£10,944,612	-£897,002	-£2,913,874	-£3,105,491	-£3,584,531	-£6,480,474	-£8,101,640
60% LAR : 40% CIR	40%	£6,369,258	-£4,855,586	-£6,887,686	-£7,081,924	-£7,567,517	-£10,481,081	-£12,108,137
60% LAR : 40% CIR	45%	£1,737,276	-£8,873,350	-£10,915,206	-£11,109,198	-£11,594,873	-£14,549,148	-£16,190,412
60% LAR : 40% CIR	50%	-£2,923,513	-£12,944,990	-£15,015,964	-£15,212,723	-£15,704,620	-£18,691,936	-£20,356,611

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£47,992,404	£31,764,323	£29,739,460	£29,547,098	£29,066,189	£26,180,742	£24,577,715
60% LAR : 40% CIR	5%	£43,588,557	£27,987,727	£25,970,155	£25,778,482	£25,299,300	£22,424,206	£20,807,791
60% LAR : 40% CIR	10%	£39,164,065	£24,189,730	£22,178,832	£21,987,792	£21,510,189	£18,615,932	£16,999,634
60% LAR : 40% CIR	15%	£34,708,038	£20,370,517	£18,356,578	£18,163,205	£17,679,774	£14,779,183	£13,167,745
60% LAR : 40% CIR	20%	£30,213,271	£16,516,954	£14,487,075	£14,294,228	£13,812,108	£10,919,393	£9,312,329
60% LAR : 40% CIR	25%	£25,698,085	£12,620,741	£10,595,799	£10,403,419	£9,922,467	£7,036,764	£5,433,595
60% LAR : 40% CIR	30%	£21,162,662	£8,703,550	£6,682,942	£6,490,972	£6,011,047	£3,131,498	£1,531,749
60% LAR : 40% CIR	35%	£16,607,184	£4,765,569	£2,748,697	£2,557,081	£2,078,041	-£817,903	-£2,439,069
60% LAR : 40% CIR	40%	£12,031,830	£806,985	-£1,225,115	-£1,419,352	-£1,904,946	-£4,818,510	-£6,445,565
60% LAR : 40% CIR	45%	£7,399,848	-£3,210,778	-£5,252,635	-£5,446,626	-£5,932,302	-£8,886,577	-£10,527,840
60% LAR : 40% CIR	50%	£2,739,058	-£7,282,419	-£9,353,393	-£9,550,152	-£10,042,049	-£13,029,365	-£14,694,039

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area	Zone C - £1,500 psf

No Units	200
Site Area	0.29 Ha

Sales value inflation	Growth
Build cost inflation	Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
		£67,605,535	£51,282,443	£49,257,581	£49,065,218	£48,584,310	£45,698,863	£44,095,837
60% LAR : 40% CIR	5%	£62,515,332	£46,824,242	£44,806,670	£44,614,997	£44,135,814	£41,260,721	£39,663,447
60% LAR : 40% CIR	10%	£57,404,485	£42,344,639	£40,333,742	£40,142,700	£39,665,099	£36,799,486	£35,207,479
60% LAR : 40% CIR	15%	£52,273,169	£37,843,819	£35,838,986	£35,648,520	£35,172,354	£32,315,356	£30,728,136
60% LAR : 40% CIR	20%	£47,121,564	£33,321,967	£31,322,595	£31,132,646	£30,657,773	£27,808,531	£26,225,620
60% LAR : 40% CIR	25%	£41,949,847	£28,779,267	£26,784,757	£26,595,269	£26,121,546	£23,265,312	£21,662,143
60% LAR : 40% CIR	30%	£36,746,213	£24,215,904	£22,221,987	£22,030,017	£21,550,092	£18,670,544	£17,070,794
60% LAR : 40% CIR	35%	£31,498,052	£19,615,112	£17,598,238	£17,406,623	£16,927,582	£14,053,340	£12,456,539
60% LAR : 40% CIR	40%	£26,230,016	£14,967,023	£12,953,296	£12,761,978	£12,283,682	£9,413,906	£7,819,585
60% LAR : 40% CIR	45%	£20,942,286	£10,298,521	£8,287,351	£8,096,275	£7,618,584	£4,734,604	£3,118,007
60% LAR : 40% CIR	50%	£15,632,135	£5,609,790	£3,575,705	£3,381,903	£2,897,399	-£9,773	-£1,649,429

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
	0%	£39,705,821	£23,382,729	£21,357,867	£21,165,504	£20,684,596	£17,799,149	£16,196,122
60% LAR : 40% CIR	5%	£34,615,618	£18,924,528	£16,906,956	£16,715,283	£16,236,100	£13,361,007	£11,763,733
60% LAR : 40% CIR	10%	£29,504,770	£14,444,925	£12,434,027	£12,242,986	£11,765,384	£8,899,772	£7,307,765
60% LAR : 40% CIR	15%	£24,373,455	£9,944,105	£7,939,272	£7,748,806	£7,272,640	£4,415,642	£2,828,421
60% LAR : 40% CIR	20%	£19,221,849	£5,422,253	£3,422,881	£3,232,931	£2,758,058	-£91,183	-£1,674,094
60% LAR : 40% CIR	25%	£14,050,133	£879,553	-£1,114,957	-£1,304,446	-£1,778,168	-£4,634,402	-£6,237,571
60% LAR : 40% CIR	30%	£8,846,498	-£3,683,810	-£5,677,728	-£5,869,697	-£6,349,622	-£9,229,170	-£10,828,921
60% LAR : 40% CIR	35%	£3,598,338	-£8,284,603	-£10,301,476	-£10,493,092	-£10,972,132	-£13,846,374	-£15,443,175
60% LAR : 40% CIR	40%	-£1,669,698	-£12,932,691	-£14,946,418	-£15,137,737	-£15,616,033	-£18,485,808	-£20,080,129
60% LAR : 40% CIR	45%	-£6,957,428	-£17,601,193	-£19,612,363	-£19,803,439	-£20,281,130	-£23,165,110	-£24,781,707
60% LAR : 40% CIR	50%	-£12,267,580	-£22,289,925	-£24,324,009	-£24,517,811	-£25,002,315	-£27,909,488	-£29,549,143

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
	0%	£51,266,678	£34,943,586	£32,918,724	£32,726,361	£32,245,453	£29,360,006	£27,756,980
60% LAR : 40% CIR	5%	£46,176,475	£30,485,385	£28,467,813	£28,276,140	£27,796,957	£24,921,864	£23,324,590
60% LAR : 40% CIR	10%	£41,065,627	£26,005,782	£23,994,885	£23,803,843	£23,326,242	£20,460,629	£18,868,622
60% LAR : 40% CIR	15%	£35,934,312	£21,504,962	£19,500,129	£19,309,663	£18,833,497	£15,976,499	£14,389,278
60% LAR : 40% CIR	20%	£30,782,707	£16,983,110	£14,983,738	£14,793,788	£14,318,915	£11,469,674	£9,886,763
60% LAR : 40% CIR	25%	£25,610,990	£12,440,410	£10,445,900	£10,256,412	£9,782,689	£6,926,455	£5,323,286
60% LAR : 40% CIR	30%	£20,407,356	£7,877,047	£5,883,129	£5,691,160	£5,211,235	£2,331,687	£731,937
60% LAR : 40% CIR	35%	£15,159,195	£3,276,254	£1,259,381	£1,067,766	£588,725	-£2,285,517	-£3,882,318
60% LAR : 40% CIR	40%	£9,891,159	-£1,371,834	-£3,385,561	-£3,576,879	-£4,055,176	-£6,924,951	-£8,519,272
60% LAR : 40% CIR	45%	£4,603,429	-£6,040,336	-£8,051,506	-£8,242,582	-£8,720,273	-£11,604,253	-£13,220,850
60% LAR : 40% CIR	50%	-£706,722	-£10,729,067	-£12,763,152	-£12,956,954	-£13,441,458	-£16,348,630	-£17,988,286

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
	0%	£56,056,964	£39,733,872	£37,709,010	£37,516,647	£37,035,739	£34,150,292	£32,547,265
60% LAR : 40% CIR	5%	£50,966,761	£35,275,671	£33,258,099	£33,066,426	£32,587,243	£29,712,150	£28,114,876
60% LAR : 40% CIR	10%	£45,855,913	£30,796,068	£28,785,170	£28,594,129	£28,116,527	£25,250,915	£23,658,908
60% LAR : 40% CIR	15%	£40,724,597	£26,295,248	£24,290,415	£24,099,949	£23,623,783	£20,766,785	£19,179,564
60% LAR : 40% CIR	20%	£35,572,992	£21,773,396	£19,774,023	£19,584,074	£19,109,201	£16,259,960	£14,677,049
60% LAR : 40% CIR	25%	£30,401,276	£17,230,696	£15,236,186	£15,046,697	£14,572,974	£11,716,741	£10,113,572
60% LAR : 40% CIR	30%	£25,197,641	£12,667,333	£10,673,415	£10,481,446	£10,001,521	£7,121,972	£5,522,222
60% LAR : 40% CIR	35%	£19,949,481	£8,066,540	£6,049,667	£5,858,051	£5,379,010	£2,504,769	£907,968
60% LAR : 40% CIR	40%	£14,681,445	£3,418,452	£1,404,725	£1,213,406	£735,110	-£2,134,666	-£3,728,986
60% LAR : 40% CIR	45%	£9,393,715	-£1,250,050	-£3,261,220	-£3,452,297	-£3,929,987	-£6,813,967	-£8,430,565
60% LAR : 40% CIR	50%	£4,083,563	-£5,938,782	-£7,972,867	-£8,166,668	-£8,651,173	-£11,558,345	-£13,198,000

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
	0%	£61,719,535	£45,396,443	£43,371,581	£43,179,218	£42,698,310	£39,812,863	£38,209,837
60% LAR : 40% CIR	5%	£56,629,332	£40,938,242	£38,920,670	£38,728,997	£38,249,814	£35,374,721	£33,777,447
60% LAR : 40% CIR	10%	£51,518,485	£36,458,639	£34,447,742	£34,256,700	£33,779,099	£30,913,486	£29,321,479
60% LAR : 40% CIR	15%	£46,387,169	£31,957,819	£29,952,986	£29,762,520	£29,286,354	£26,429,356	£24,842,136
60% LAR : 40% CIR	20%	£41,235,564	£27,435,967	£25,436,595	£25,246,646	£24,771,773	£21,922,531	£20,339,620
60% LAR : 40% CIR	25%	£36,063,847	£22,893,267	£20,898,757	£20,709,269	£20,235,546	£17,379,312	£15,776,143
60% LAR : 40% CIR	30%	£30,860,213	£18,329,904	£16,335,987	£16,144,017	£15,664,092	£12,784,544	£11,184,794
60% LAR : 40% CIR	35%	£25,612,052	£13,729,112	£11,712,238	£11,520,623	£11,041,582	£8,167,340	£6,570,539
60% LAR : 40% CIR	40%	£20,344,016	£9,081,023	£7,067,296	£6,875,978	£6,397,682	£3,527,906	£1,933,585
60% LAR : 40% CIR	45%	£15,056,286	£4,412,521	£2,401,351	£2,210,275	£1,732,584	-£1,151,396	-£2,767,993
60% LAR : 40% CIR	50%	£9,746,135	-£276,210	-£2,310,295	-£2,504,097	-£2,988,601	-£5,895,773	-£7,535,429

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats	
No Units	200
Site Area	0.29 Ha

Value Area	Zone C - £1,750 psf	
Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£90,432,543	£73,828,325	£71,833,894	£71,644,423	£71,170,742	£68,328,660	£66,749,725
60% LAR : 40% CIR	5%	£84,225,418	£68,270,047	£66,282,796	£66,094,004	£65,622,023	£62,790,139	£61,216,871
60% LAR : 40% CIR	10%	£77,995,182	£62,690,687	£60,710,011	£60,521,842	£60,051,417	£57,228,872	£55,655,661
60% LAR : 40% CIR	15%	£71,719,940	£57,090,431	£55,115,729	£54,928,125	£54,459,114	£51,627,528	£50,040,307
60% LAR : 40% CIR	20%	£65,424,406	£51,469,458	£49,498,757	£49,308,808	£48,833,934	£45,984,693	£44,401,781
60% LAR : 40% CIR	25%	£59,108,763	£45,819,418	£43,824,908	£43,635,420	£43,161,697	£40,319,362	£38,740,287
60% LAR : 40% CIR	30%	£52,773,187	£40,120,045	£38,129,804	£37,940,720	£37,468,008	£34,631,735	£33,056,029
60% LAR : 40% CIR	35%	£46,417,855	£34,400,195	£32,413,634	£32,224,897	£31,753,056	£28,922,011	£27,349,208
60% LAR : 40% CIR	40%	£40,042,948	£28,660,050	£26,676,587	£26,488,144	£26,017,036	£23,190,389	£21,609,650
60% LAR : 40% CIR	45%	£33,641,459	£22,899,797	£20,918,854	£20,730,648	£20,259,477	£17,393,334	£15,801,032
60% LAR : 40% CIR	50%	£27,179,745	£17,101,510	£15,092,317	£14,901,428	£14,424,205	£11,560,870	£9,970,128

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£62,532,829	£45,928,611	£43,934,180	£43,744,708	£43,271,028	£40,428,945	£38,850,010
60% LAR : 40% CIR	5%	£56,325,704	£40,370,332	£38,383,081	£38,194,290	£37,722,309	£34,890,425	£33,317,156
60% LAR : 40% CIR	10%	£50,095,468	£34,790,973	£32,810,297	£32,622,127	£32,151,703	£29,329,158	£27,755,947
60% LAR : 40% CIR	15%	£43,820,225	£29,190,717	£27,216,015	£27,028,411	£26,559,400	£23,727,814	£22,140,592
60% LAR : 40% CIR	20%	£37,524,692	£23,569,744	£21,599,043	£21,409,093	£20,934,220	£18,084,979	£16,502,067
60% LAR : 40% CIR	25%	£31,209,048	£17,919,704	£15,925,194	£15,735,706	£15,261,983	£12,419,648	£10,840,573
60% LAR : 40% CIR	30%	£24,873,473	£12,220,331	£10,230,090	£10,041,005	£9,568,294	£6,732,021	£5,156,315
60% LAR : 40% CIR	35%	£18,518,141	£6,500,481	£4,513,920	£4,325,183	£3,853,342	£1,022,297	-£550,506
60% LAR : 40% CIR	40%	£12,143,234	£760,336	-£1,223,127	-£1,411,570	-£1,882,679	-£4,709,325	-£6,290,065
60% LAR : 40% CIR	45%	£5,741,745	-£4,999,917	-£6,980,861	-£7,169,066	-£7,640,238	-£10,506,380	-£12,098,683
60% LAR : 40% CIR	50%	-£719,969	-£10,798,204	-£12,807,397	-£12,998,287	-£13,475,509	-£16,338,845	-£17,929,586

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£74,093,686	£57,489,468	£55,495,037	£55,305,566	£54,831,885	£51,989,802	£50,410,868
60% LAR : 40% CIR	5%	£67,886,561	£51,931,190	£49,943,939	£49,755,147	£49,283,166	£46,451,282	£44,878,013
60% LAR : 40% CIR	10%	£61,656,325	£46,351,830	£44,371,154	£44,182,984	£43,712,560	£40,890,015	£39,316,804
60% LAR : 40% CIR	15%	£55,381,082	£40,751,574	£38,776,872	£38,589,268	£38,120,257	£35,288,671	£33,701,450
60% LAR : 40% CIR	20%	£49,085,549	£35,130,601	£33,159,900	£32,969,951	£32,495,077	£29,645,836	£28,062,924
60% LAR : 40% CIR	25%	£42,769,905	£29,480,561	£27,486,051	£27,296,563	£26,822,840	£23,980,505	£22,401,430
60% LAR : 40% CIR	30%	£36,434,330	£23,781,188	£21,790,947	£21,601,863	£21,129,151	£18,292,878	£16,717,172
60% LAR : 40% CIR	35%	£30,078,998	£18,061,338	£16,074,777	£15,886,040	£15,414,199	£12,583,154	£11,010,351
60% LAR : 40% CIR	40%	£23,704,091	£12,321,193	£10,337,730	£10,149,287	£9,678,178	£6,851,532	£5,270,792
60% LAR : 40% CIR	45%	£17,302,602	£6,560,940	£4,579,996	£4,391,791	£3,920,619	£1,054,477	-£537,826
60% LAR : 40% CIR	50%	£10,840,888	£762,653	-£1,246,540	-£1,437,429	-£1,914,652	-£4,777,988	-£6,368,729

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£78,883,972	£62,279,754	£60,285,323	£60,095,851	£59,622,171	£56,780,088	£55,201,153
60% LAR : 40% CIR	5%	£72,676,847	£56,721,475	£54,734,224	£54,545,432	£54,073,452	£51,241,568	£49,668,299
60% LAR : 40% CIR	10%	£66,446,611	£51,142,116	£49,161,440	£48,973,270	£48,502,846	£45,680,301	£44,107,090
60% LAR : 40% CIR	15%	£60,171,368	£45,541,860	£43,567,157	£43,379,554	£42,910,543	£40,078,957	£38,491,735
60% LAR : 40% CIR	20%	£53,875,835	£39,920,887	£37,950,186	£37,760,236	£37,285,362	£34,436,122	£32,853,210
60% LAR : 40% CIR	25%	£47,560,191	£34,270,847	£32,276,337	£32,086,849	£31,613,126	£28,770,791	£27,191,716
60% LAR : 40% CIR	30%	£41,224,616	£28,571,474	£26,581,233	£26,392,148	£25,919,437	£23,083,164	£21,507,457
60% LAR : 40% CIR	35%	£34,869,284	£22,851,624	£20,865,063	£20,676,326	£20,204,485	£17,373,440	£15,800,637
60% LAR : 40% CIR	40%	£28,494,377	£17,111,479	£15,128,016	£14,939,573	£14,468,464	£11,641,818	£10,061,078
60% LAR : 40% CIR	45%	£22,092,888	£11,351,226	£9,370,282	£9,182,077	£8,710,905	£5,844,762	£4,252,460
60% LAR : 40% CIR	50%	£15,631,174	£5,552,938	£3,543,746	£3,352,856	£2,875,634	£12,298	-£1,578,444

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£84,546,543	£67,942,325	£65,947,894	£65,758,423	£65,284,742	£62,442,660	£60,863,725
60% LAR : 40% CIR	5%	£78,339,418	£62,384,047	£60,396,796	£60,208,004	£59,736,023	£56,904,139	£55,330,871
60% LAR : 40% CIR	10%	£72,109,182	£56,804,687	£54,824,011	£54,635,842	£54,165,417	£51,342,872	£49,769,661
60% LAR : 40% CIR	15%	£65,833,940	£51,204,431	£49,229,729	£49,042,125	£48,573,114	£45,741,528	£44,154,307
60% LAR : 40% CIR	20%	£59,538,406	£45,583,458	£43,612,757	£43,422,808	£42,947,934	£40,098,693	£38,515,781
60% LAR : 40% CIR	25%	£53,222,763	£39,933,418	£37,938,908	£37,749,420	£37,275,697	£34,433,362	£32,854,287
60% LAR : 40% CIR	30%	£46,887,187	£34,234,045	£32,243,804	£32,054,720	£31,582,008	£28,745,735	£27,170,029
60% LAR : 40% CIR	35%	£40,531,855	£28,514,195	£26,527,634	£26,338,897	£25,867,056	£23,036,011	£21,463,208
60% LAR : 40% CIR	40%	£34,156,948	£22,774,050	£20,790,587	£20,602,144	£20,131,036	£17,304,389	£15,723,650
60% LAR : 40% CIR	45%	£27,755,459	£17,013,797	£15,032,854	£14,844,648	£14,373,477	£11,507,334	£9,915,032
60% LAR : 40% CIR	50%	£21,293,745	£11,215,510	£9,206,317	£9,015,428	£8,538,205	£5,674,870	£4,084,128

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats	
Value Area	Zone C - £1,900 psf

No Units	200
Site Area	0.29 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£104,065,513	£87,335,959	£85,341,528	£85,152,055	£84,678,375	£81,836,293	£80,257,358
60% LAR : 40% CIR	5%	£97,176,741	£81,102,298	£79,115,047	£78,926,255	£78,454,274	£75,622,391	£74,049,122
60% LAR : 40% CIR	10%	£90,267,633	£74,847,557	£72,866,881	£72,678,711	£72,208,287	£69,385,742	£67,817,661
60% LAR : 40% CIR	15%	£83,338,364	£68,571,919	£66,597,217	£66,409,612	£65,940,603	£63,126,543	£61,563,176
60% LAR : 40% CIR	20%	£76,389,112	£62,275,564	£60,306,241	£60,119,147	£59,651,409	£56,844,989	£55,285,867
60% LAR : 40% CIR	25%	£69,404,113	£55,958,675	£53,994,141	£53,807,500	£53,340,897	£50,541,279	£48,964,379
60% LAR : 40% CIR	30%	£62,382,180	£49,621,434	£47,661,104	£47,474,861	£47,009,253	£44,174,220	£42,598,513
60% LAR : 40% CIR	35%	£55,340,492	£43,261,074	£41,274,513	£41,085,776	£40,613,936	£37,782,890	£36,210,087
60% LAR : 40% CIR	40%	£48,279,228	£36,839,323	£34,855,860	£34,667,417	£34,196,308	£31,369,662	£29,799,303
60% LAR : 40% CIR	45%	£41,198,566	£30,397,464	£28,416,520	£28,228,315	£27,757,804	£24,934,736	£23,366,365
60% LAR : 40% CIR	50%	£34,098,684	£23,935,681	£21,956,684	£21,768,664	£21,298,614	£18,455,902	£16,865,160

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£76,165,799	£59,436,244	£57,441,813	£57,252,341	£56,778,660	£53,936,579	£52,357,644
60% LAR : 40% CIR	5%	£69,277,027	£53,202,584	£51,215,333	£51,026,541	£50,554,560	£47,722,677	£46,149,407
60% LAR : 40% CIR	10%	£62,367,918	£46,947,843	£44,967,167	£44,778,997	£44,308,573	£41,486,028	£39,917,947
60% LAR : 40% CIR	15%	£55,438,650	£40,672,205	£38,697,503	£38,509,898	£38,040,888	£35,226,829	£33,663,462
60% LAR : 40% CIR	20%	£48,489,397	£34,375,850	£32,406,527	£32,219,432	£31,751,695	£28,945,275	£27,386,153
60% LAR : 40% CIR	25%	£41,504,398	£28,058,961	£26,094,426	£25,907,786	£25,441,183	£22,641,565	£21,064,664
60% LAR : 40% CIR	30%	£34,482,465	£21,721,720	£19,761,389	£19,575,147	£19,109,539	£16,274,506	£14,698,799
60% LAR : 40% CIR	35%	£27,440,778	£15,361,360	£13,374,798	£13,186,062	£12,714,222	£9,883,175	£8,310,373
60% LAR : 40% CIR	40%	£20,379,513	£8,939,609	£6,956,145	£6,767,702	£6,296,594	£3,469,948	£1,899,589
60% LAR : 40% CIR	45%	£13,298,852	£2,497,750	£516,806	£328,601	-£141,911	-£2,964,979	-£4,533,349
60% LAR : 40% CIR	50%	£6,198,969	-£3,964,033	-£5,943,030	-£6,131,051	-£6,601,101	-£9,443,812	-£11,034,554

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£87,726,656	£70,997,101	£69,002,671	£68,813,198	£68,339,518	£65,497,436	£63,918,501
60% LAR : 40% CIR	5%	£80,837,884	£64,763,441	£62,776,190	£62,587,398	£62,115,417	£59,283,534	£57,710,265
60% LAR : 40% CIR	10%	£73,928,776	£58,508,700	£56,528,024	£56,339,854	£55,869,430	£53,046,885	£51,478,804
60% LAR : 40% CIR	15%	£66,999,507	£52,233,062	£50,258,360	£50,070,755	£49,601,746	£46,787,686	£45,224,319
60% LAR : 40% CIR	20%	£60,050,254	£45,936,707	£43,967,384	£43,780,290	£43,312,552	£40,506,132	£38,947,010
60% LAR : 40% CIR	25%	£53,065,255	£39,619,818	£37,655,283	£37,468,643	£37,002,040	£34,202,422	£32,625,521
60% LAR : 40% CIR	30%	£46,043,323	£33,282,577	£31,322,246	£31,136,004	£30,670,396	£27,835,363	£26,259,656
60% LAR : 40% CIR	35%	£39,001,635	£26,922,217	£24,935,656	£24,746,919	£24,275,079	£21,444,032	£19,871,230
60% LAR : 40% CIR	40%	£31,940,371	£20,500,466	£18,517,003	£18,328,559	£17,857,451	£15,030,805	£13,460,446
60% LAR : 40% CIR	45%	£24,859,709	£14,058,607	£12,077,663	£11,889,458	£11,418,946	£8,595,878	£7,027,508
60% LAR : 40% CIR	50%	£17,759,826	£7,596,824	£5,617,827	£5,429,806	£4,959,756	£2,117,045	£526,303

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£92,516,942	£75,787,387	£73,792,956	£73,603,484	£73,129,803	£70,287,722	£68,708,787
60% LAR : 40% CIR	5%	£85,628,170	£69,553,726	£67,566,475	£67,377,684	£66,905,703	£64,073,820	£62,500,550
60% LAR : 40% CIR	10%	£78,719,061	£63,298,986	£61,318,310	£61,130,140	£60,659,716	£57,837,171	£56,269,089
60% LAR : 40% CIR	15%	£71,789,792	£57,023,348	£55,048,646	£54,861,041	£54,392,031	£51,577,972	£50,014,605
60% LAR : 40% CIR	20%	£64,840,540	£50,726,992	£48,757,670	£48,570,575	£48,102,838	£45,296,418	£43,737,296
60% LAR : 40% CIR	25%	£57,855,541	£44,410,104	£42,445,569	£42,258,928	£41,792,325	£38,992,708	£37,415,807
60% LAR : 40% CIR	30%	£50,833,608	£38,072,863	£36,112,532	£35,926,289	£35,460,681	£32,625,649	£31,049,942
60% LAR : 40% CIR	35%	£43,791,921	£31,712,503	£29,725,941	£29,537,204	£29,065,364	£26,234,318	£24,661,515
60% LAR : 40% CIR	40%	£36,730,656	£25,290,751	£23,307,288	£23,118,845	£22,647,737	£19,821,090	£18,250,732
60% LAR : 40% CIR	45%	£29,649,994	£18,848,893	£16,867,949	£16,679,744	£16,209,232	£13,386,164	£11,817,793
60% LAR : 40% CIR	50%	£22,550,112	£12,387,110	£10,408,113	£10,220,092	£9,750,042	£6,907,330	£5,316,589

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£98,179,513	£81,449,959	£79,455,528	£79,266,055	£78,792,375	£75,950,293	£74,371,358
60% LAR : 40% CIR	5%	£91,290,741	£75,216,298	£73,229,047	£73,040,255	£72,568,274	£69,736,391	£68,163,122
60% LAR : 40% CIR	10%	£84,381,633	£68,961,557	£66,980,881	£66,792,711	£66,322,287	£63,499,742	£61,931,661
60% LAR : 40% CIR	15%	£77,452,364	£62,685,919	£60,711,217	£60,523,612	£60,054,603	£57,240,543	£55,677,176
60% LAR : 40% CIR	20%	£70,503,112	£56,389,564	£54,420,241	£54,233,147	£53,765,409	£50,958,989	£49,399,867
60% LAR : 40% CIR	25%	£63,518,113	£50,072,675	£48,108,141	£47,921,500	£47,454,897	£44,655,279	£43,078,379
60% LAR : 40% CIR	30%	£56,496,180	£43,735,434	£41,775,104	£41,588,861	£41,123,253	£38,288,220	£36,712,513
60% LAR : 40% CIR	35%	£49,454,492	£37,375,074	£35,388,513	£35,199,776	£34,727,936	£31,896,890	£30,324,087
60% LAR : 40% CIR	40%	£42,393,228	£30,953,323	£28,969,860	£28,781,417	£28,310,308	£25,483,662	£23,913,303
60% LAR : 40% CIR	45%	£35,312,566	£24,511,464	£22,530,520	£22,342,315	£21,871,804	£19,048,736	£17,480,365
60% LAR : 40% CIR	50%	£28,212,684	£18,049,681	£16,070,684	£15,882,664	£15,412,614	£12,569,902	£10,979,160

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats	
No Units	200
Site Area	0.29 Ha

Value Area	Zone C - £2,000 psf
Sales value inflation	Growth
Build cost inflation	Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£113,154,161	£96,341,047	£94,346,616	£94,157,144	£93,683,464	£90,841,382	£89,262,447
60% LAR : 40% CIR	5%	£105,810,955	£89,657,133	£87,669,882	£87,481,090	£87,009,109	£84,177,225	£82,603,957
60% LAR : 40% CIR	10%	£98,447,415	£82,952,137	£80,971,461	£80,783,291	£80,312,867	£77,490,322	£75,922,241
60% LAR : 40% CIR	15%	£91,063,714	£76,226,245	£74,251,542	£74,063,938	£73,594,928	£70,780,869	£69,217,502
60% LAR : 40% CIR	20%	£83,660,030	£69,479,635	£67,510,312	£67,323,218	£66,855,480	£64,049,061	£62,489,938
60% LAR : 40% CIR	25%	£76,236,537	£62,712,491	£60,747,958	£60,561,316	£60,094,713	£57,295,095	£55,739,752
60% LAR : 40% CIR	30%	£68,788,174	£55,924,996	£53,964,666	£53,778,423	£53,312,816	£50,519,169	£48,960,170
60% LAR : 40% CIR	35%	£61,288,916	£49,117,330	£47,160,625	£46,974,725	£46,509,975	£43,690,142	£42,117,340
60% LAR : 40% CIR	40%	£53,770,081	£42,289,676	£40,308,708	£40,120,264	£39,649,157	£36,822,511	£35,252,152
60% LAR : 40% CIR	45%	£46,231,848	£35,395,909	£33,414,964	£33,226,760	£32,756,248	£29,933,180	£28,364,810
60% LAR : 40% CIR	50%	£38,674,394	£28,479,721	£26,500,725	£26,312,704	£25,842,653	£23,022,351	£21,455,516

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£85,254,447	£68,441,333	£66,446,902	£66,257,430	£65,783,750	£62,941,667	£61,362,733
60% LAR : 40% CIR	5%	£77,911,241	£61,757,418	£59,770,167	£59,581,376	£59,109,395	£56,277,511	£54,704,242
60% LAR : 40% CIR	10%	£70,547,700	£55,052,423	£53,071,747	£52,883,577	£52,413,153	£49,590,608	£48,022,527
60% LAR : 40% CIR	15%	£63,164,000	£48,326,531	£46,351,827	£46,164,224	£45,695,214	£42,881,154	£41,317,787
60% LAR : 40% CIR	20%	£55,760,315	£41,579,921	£39,610,598	£39,423,503	£38,955,766	£36,149,347	£34,590,224
60% LAR : 40% CIR	25%	£48,336,823	£34,812,777	£32,848,244	£32,661,602	£32,194,999	£29,395,381	£27,840,038
60% LAR : 40% CIR	30%	£40,888,460	£28,025,281	£26,064,952	£25,878,708	£25,413,101	£22,619,455	£21,060,456
60% LAR : 40% CIR	35%	£33,389,202	£21,217,616	£19,260,911	£19,075,011	£18,610,261	£15,790,428	£14,217,625
60% LAR : 40% CIR	40%	£25,870,366	£14,389,961	£12,408,993	£12,220,550	£11,749,443	£8,922,796	£7,352,438
60% LAR : 40% CIR	45%	£18,332,133	£7,496,195	£5,515,250	£5,327,046	£4,856,534	£2,033,466	£465,095
60% LAR : 40% CIR	50%	£10,774,680	£580,007	-£1,398,989	-£1,587,010	-£2,057,061	-£4,877,363	-£6,444,198

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£96,815,304	£80,002,190	£78,007,759	£77,818,287	£77,344,607	£74,502,524	£72,923,590
60% LAR : 40% CIR	5%	£89,472,098	£73,318,276	£71,331,025	£71,142,233	£70,670,252	£67,838,368	£66,265,099
60% LAR : 40% CIR	10%	£82,108,557	£66,613,280	£64,632,604	£64,444,434	£63,974,010	£61,151,465	£59,583,384
60% LAR : 40% CIR	15%	£74,724,857	£59,887,388	£57,912,685	£57,725,081	£57,256,071	£54,442,012	£52,878,645
60% LAR : 40% CIR	20%	£67,321,172	£53,140,778	£51,171,455	£50,984,361	£50,516,623	£47,710,204	£46,151,081
60% LAR : 40% CIR	25%	£59,897,680	£46,373,634	£44,409,101	£44,222,459	£43,755,856	£40,956,238	£39,400,895
60% LAR : 40% CIR	30%	£52,449,317	£39,586,139	£37,625,809	£37,439,565	£36,973,958	£34,180,312	£32,621,313
60% LAR : 40% CIR	35%	£44,950,059	£32,778,473	£30,821,768	£30,635,868	£30,171,118	£27,351,285	£25,778,482
60% LAR : 40% CIR	40%	£37,431,224	£25,950,818	£23,969,850	£23,781,407	£23,310,300	£20,483,653	£18,913,295
60% LAR : 40% CIR	45%	£29,892,991	£19,057,052	£17,076,107	£16,887,903	£16,417,391	£13,594,323	£12,025,953
60% LAR : 40% CIR	50%	£22,335,537	£12,140,864	£10,161,868	£9,973,847	£9,503,796	£6,683,494	£5,116,659

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£101,605,589	£84,792,476	£82,798,045	£82,608,572	£82,134,893	£79,292,810	£77,713,875
60% LAR : 40% CIR	5%	£94,262,384	£78,108,561	£76,121,310	£75,932,518	£75,460,537	£72,628,654	£71,055,385
60% LAR : 40% CIR	10%	£86,898,843	£71,403,566	£69,422,890	£69,234,720	£68,764,296	£65,941,751	£64,373,670
60% LAR : 40% CIR	15%	£79,515,143	£64,677,673	£62,702,970	£62,515,366	£62,046,357	£59,232,297	£57,668,930
60% LAR : 40% CIR	20%	£72,111,458	£57,931,063	£55,961,741	£55,774,646	£55,306,909	£52,500,490	£50,941,367
60% LAR : 40% CIR	25%	£64,687,966	£51,163,920	£49,199,386	£49,012,745	£48,546,142	£45,746,524	£44,191,181
60% LAR : 40% CIR	30%	£57,239,603	£44,376,424	£42,416,095	£42,229,851	£41,764,244	£38,970,598	£37,411,599
60% LAR : 40% CIR	35%	£49,740,345	£37,568,759	£35,612,053	£35,426,154	£34,961,404	£32,141,571	£30,568,768
60% LAR : 40% CIR	40%	£42,221,509	£30,741,104	£28,760,136	£28,571,693	£28,100,586	£25,273,939	£23,703,581
60% LAR : 40% CIR	45%	£34,683,276	£23,847,337	£21,866,393	£21,678,188	£21,207,677	£18,384,609	£16,816,238
60% LAR : 40% CIR	50%	£27,125,823	£16,931,150	£14,952,153	£14,764,133	£14,294,082	£11,473,780	£9,906,945

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£107,268,161	£90,455,047	£88,460,616	£88,271,144	£87,797,464	£84,955,382	£83,376,447
60% LAR : 40% CIR	5%	£99,924,955	£83,771,133	£81,783,882	£81,595,090	£81,123,109	£78,291,225	£76,717,957
60% LAR : 40% CIR	10%	£92,561,415	£77,066,137	£75,085,461	£74,897,291	£74,426,867	£71,604,322	£70,036,241
60% LAR : 40% CIR	15%	£85,177,714	£70,340,245	£68,365,542	£68,177,938	£67,708,928	£64,894,869	£63,331,502
60% LAR : 40% CIR	20%	£77,774,030	£63,593,635	£61,624,312	£61,437,218	£60,969,480	£58,163,061	£56,603,938
60% LAR : 40% CIR	25%	£70,350,537	£56,826,491	£54,861,958	£54,675,316	£54,208,713	£51,409,095	£49,853,752
60% LAR : 40% CIR	30%	£62,902,174	£50,038,996	£48,078,666	£47,892,423	£47,426,816	£44,633,169	£43,074,170
60% LAR : 40% CIR	35%	£55,402,916	£43,231,330	£41,274,625	£41,088,725	£40,623,975	£37,804,142	£36,231,340
60% LAR : 40% CIR	40%	£47,884,081	£36,403,676	£34,422,708	£34,234,264	£33,763,157	£30,936,511	£29,366,152
60% LAR : 40% CIR	45%	£40,345,848	£29,509,909	£27,528,964	£27,340,760	£26,870,248	£24,047,180	£22,478,810
60% LAR : 40% CIR	50%	£32,788,394	£22,593,721	£20,614,725	£20,426,704	£19,956,653	£17,136,351	£15,569,516

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats	Value Area	Zone C - RP Periphery £2,250 psf

No Units	200
Site Area	0.29 Ha

Sales value inflation	Growth
Build cost inflation	Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£135,875,780	£118,722,768	£116,758,311	£116,571,687	£116,105,126	£113,305,756	£111,750,551
60% LAR : 40% CIR	5%	£127,396,493	£110,946,575	£108,989,190	£108,803,236	£108,338,348	£105,549,024	£103,991,042
60% LAR : 40% CIR	10%	£118,896,871	£103,149,618	£101,198,709	£101,013,368	£100,550,014	£97,751,771	£96,183,691
60% LAR : 40% CIR	15%	£110,377,090	£95,332,078	£93,387,053	£93,199,752	£92,730,742	£89,916,682	£88,353,316
60% LAR : 40% CIR	20%	£101,837,325	£87,489,813	£85,520,490	£85,333,395	£84,865,658	£82,059,238	£80,500,116
60% LAR : 40% CIR	25%	£93,277,750	£79,597,033	£77,632,499	£77,445,858	£76,979,255	£74,179,637	£72,624,294
60% LAR : 40% CIR	30%	£84,698,543	£71,683,901	£69,723,571	£69,537,328	£69,071,720	£66,278,075	£64,726,049
60% LAR : 40% CIR	35%	£76,099,877	£63,750,600	£61,793,895	£61,607,994	£61,143,245	£58,354,747	£56,805,582
60% LAR : 40% CIR	40%	£67,481,931	£55,797,309	£53,843,654	£53,658,043	£53,194,016	£50,409,851	£48,863,093
60% LAR : 40% CIR	45%	£58,815,052	£47,824,212	£45,873,039	£45,687,663	£45,224,223	£42,429,292	£40,860,920
60% LAR : 40% CIR	50%	£50,113,672	£39,831,491	£37,860,825	£37,672,805	£37,202,755	£34,382,452	£32,815,617

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£107,976,065	£90,823,053	£88,858,597	£88,671,973	£88,205,411	£85,406,042	£83,850,837
60% LAR : 40% CIR	5%	£99,496,779	£83,046,861	£81,089,476	£80,903,522	£80,438,633	£77,649,310	£76,091,328
60% LAR : 40% CIR	10%	£90,997,157	£75,249,904	£73,298,995	£73,113,653	£72,650,299	£69,852,057	£68,283,977
60% LAR : 40% CIR	15%	£82,477,376	£67,432,364	£65,487,339	£65,300,038	£64,831,028	£62,016,967	£60,453,601
60% LAR : 40% CIR	20%	£73,937,610	£59,590,098	£57,620,776	£57,433,680	£56,965,944	£54,159,524	£52,600,402
60% LAR : 40% CIR	25%	£65,378,036	£51,697,319	£49,732,784	£49,546,144	£49,079,541	£46,279,923	£44,724,580
60% LAR : 40% CIR	30%	£56,798,829	£43,784,187	£41,823,857	£41,637,614	£41,172,006	£38,378,360	£36,826,335
60% LAR : 40% CIR	35%	£48,200,163	£35,850,885	£33,894,180	£33,708,280	£33,243,530	£30,455,033	£28,905,867
60% LAR : 40% CIR	40%	£39,582,217	£27,897,595	£25,943,940	£25,758,328	£25,294,302	£22,510,136	£20,963,379
60% LAR : 40% CIR	45%	£30,915,338	£19,924,498	£17,973,325	£17,787,948	£17,324,509	£14,529,578	£12,961,206
60% LAR : 40% CIR	50%	£22,213,957	£11,931,776	£9,961,111	£9,773,091	£9,303,041	£6,482,738	£4,915,903

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£119,536,922	£102,383,911	£100,419,454	£100,232,830	£99,766,268	£96,966,899	£95,411,694
60% LAR : 40% CIR	5%	£111,057,636	£94,607,718	£92,650,333	£92,464,379	£91,999,491	£89,210,167	£87,652,185
60% LAR : 40% CIR	10%	£102,558,014	£86,810,761	£84,859,852	£84,674,511	£84,211,156	£81,412,914	£79,844,834
60% LAR : 40% CIR	15%	£94,038,233	£78,993,221	£77,048,196	£76,860,895	£76,391,885	£73,577,824	£72,014,458
60% LAR : 40% CIR	20%	£85,498,468	£71,150,956	£69,181,633	£68,994,537	£68,526,801	£65,720,381	£64,161,259
60% LAR : 40% CIR	25%	£76,938,893	£63,258,176	£61,293,642	£61,107,001	£60,640,398	£57,840,780	£56,285,437
60% LAR : 40% CIR	30%	£68,359,686	£55,345,044	£53,384,714	£53,198,471	£52,732,863	£49,939,218	£48,387,192
60% LAR : 40% CIR	35%	£59,761,020	£47,411,743	£45,455,037	£45,269,137	£44,804,388	£42,015,890	£40,466,725
60% LAR : 40% CIR	40%	£51,143,074	£39,458,452	£37,504,797	£37,319,186	£36,855,159	£34,070,994	£32,524,236
60% LAR : 40% CIR	45%	£42,476,195	£31,485,355	£29,534,182	£29,348,805	£28,885,366	£26,090,435	£24,522,063
60% LAR : 40% CIR	50%	£33,774,814	£23,492,633	£21,521,968	£21,333,948	£20,863,898	£18,043,595	£16,476,760

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£124,327,208	£107,174,196	£105,209,740	£105,023,116	£104,556,554	£101,757,184	£100,201,980
60% LAR : 40% CIR	5%	£115,847,922	£99,398,004	£97,440,619	£97,254,664	£96,789,776	£94,000,453	£92,442,471
60% LAR : 40% CIR	10%	£107,348,300	£91,601,047	£89,650,138	£89,464,796	£89,001,442	£86,203,200	£84,635,120
60% LAR : 40% CIR	15%	£98,828,519	£83,783,507	£81,838,481	£81,651,180	£81,182,171	£78,368,110	£76,804,744
60% LAR : 40% CIR	20%	£90,288,753	£75,941,241	£73,971,918	£73,784,823	£73,317,087	£70,510,667	£68,951,545
60% LAR : 40% CIR	25%	£81,729,179	£68,048,462	£66,083,927	£65,897,286	£65,430,683	£62,631,066	£61,075,723
60% LAR : 40% CIR	30%	£73,149,972	£60,135,330	£58,175,000	£57,988,757	£57,523,149	£54,729,503	£53,177,478
60% LAR : 40% CIR	35%	£64,551,306	£52,202,028	£50,245,323	£50,059,423	£49,594,673	£46,806,176	£45,257,010
60% LAR : 40% CIR	40%	£55,933,359	£44,248,738	£42,295,083	£42,109,471	£41,645,445	£38,861,279	£37,314,521
60% LAR : 40% CIR	45%	£47,266,481	£36,275,641	£34,324,467	£34,139,091	£33,675,652	£30,880,720	£29,312,349
60% LAR : 40% CIR	50%	£38,565,100	£28,282,919	£26,312,254	£26,124,233	£25,654,183	£22,833,880	£21,267,046

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£129,989,780	£112,836,768	£110,872,311	£110,685,687	£110,219,126	£107,419,756	£105,864,551
60% LAR : 40% CIR	5%	£121,510,493	£105,060,575	£103,103,190	£102,917,236	£102,452,348	£99,663,024	£98,105,042
60% LAR : 40% CIR	10%	£113,010,871	£97,263,618	£95,312,709	£95,127,368	£94,664,014	£91,865,771	£90,297,691
60% LAR : 40% CIR	15%	£104,491,090	£89,446,078	£87,501,053	£87,313,752	£86,844,742	£84,030,682	£82,467,316
60% LAR : 40% CIR	20%	£95,951,325	£81,603,813	£79,634,490	£79,447,395	£78,979,658	£76,173,238	£74,614,116
60% LAR : 40% CIR	25%	£87,391,750	£73,711,033	£71,746,499	£71,559,858	£71,093,255	£68,293,637	£66,738,294
60% LAR : 40% CIR	30%	£78,812,543	£65,797,901	£63,837,571	£63,651,328	£63,185,720	£60,392,075	£58,840,049
60% LAR : 40% CIR	35%	£70,213,877	£57,864,600	£55,907,895	£55,721,994	£55,257,245	£52,468,747	£50,919,582
60% LAR : 40% CIR	40%	£61,595,931	£49,911,309	£47,957,654	£47,772,043	£47,308,016	£44,523,851	£42,977,093
60% LAR : 40% CIR	45%	£52,929,052	£41,938,212	£39,987,039	£39,801,663	£39,338,223	£36,543,292	£34,974,920
60% LAR : 40% CIR	50%	£44,227,672	£33,945,491	£31,974,825	£31,786,805	£31,316,755	£28,496,452	£26,929,617

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area	Zone C - RP Periphery £2,450 psf

No Units	200	Sales value inflation		Growth
Site Area	0.29 Ha	Build cost inflation		Growth
		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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£154,053,074	£136,609,404	£134,644,948	£134,458,323	£133,991,762	£131,192,393	£129,637,188
60% LAR : 40% CIR	5%	£144,664,923	£127,938,880	£125,981,495	£125,795,541	£125,330,653	£122,541,329	£120,991,705
60% LAR : 40% CIR	10%	£135,256,437	£119,247,591	£117,296,683	£117,111,341	£116,647,987	£113,867,860	£112,323,346
60% LAR : 40% CIR	15%	£125,827,791	£110,535,719	£108,590,695	£108,405,910	£107,943,948	£105,172,181	£103,632,310
60% LAR : 40% CIR	20%	£116,379,161	£101,803,442	£99,863,715	£99,679,433	£99,218,726	£96,454,482	£94,908,258
60% LAR : 40% CIR	25%	£106,910,721	£93,050,939	£91,115,930	£90,932,094	£90,472,503	£87,687,270	£86,131,927
60% LAR : 40% CIR	30%	£97,422,650	£84,278,390	£82,330,695	£82,144,453	£81,678,845	£78,885,199	£77,333,173
60% LAR : 40% CIR	35%	£87,915,119	£75,457,215	£73,500,510	£73,314,609	£72,849,860	£70,061,363	£68,512,197
60% LAR : 40% CIR	40%	£78,388,307	£66,603,415	£64,649,761	£64,464,150	£64,000,122	£61,215,958	£59,669,199
60% LAR : 40% CIR	45%	£68,842,389	£57,729,810	£55,778,637	£55,593,260	£55,129,821	£52,349,180	£50,804,380
60% LAR : 40% CIR	50%	£59,265,092	£48,836,579	£46,887,324	£46,702,129	£46,239,144	£43,461,226	£41,903,698

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£126,153,359	£108,709,690	£106,745,234	£106,558,609	£106,092,048	£103,292,679	£101,737,474
60% LAR : 40% CIR	5%	£116,765,209	£100,039,166	£98,081,781	£97,895,826	£97,430,938	£94,641,615	£93,091,991
60% LAR : 40% CIR	10%	£107,356,723	£91,347,877	£89,396,968	£89,211,627	£88,748,273	£85,968,146	£84,423,632
60% LAR : 40% CIR	15%	£97,928,077	£82,636,005	£80,690,980	£80,506,196	£80,044,234	£77,272,466	£75,732,595
60% LAR : 40% CIR	20%	£88,479,446	£73,903,727	£71,964,001	£71,779,718	£71,319,012	£68,554,768	£67,008,544
60% LAR : 40% CIR	25%	£79,011,007	£65,151,225	£63,216,216	£63,032,379	£62,572,789	£59,787,556	£58,232,212
60% LAR : 40% CIR	30%	£69,522,935	£56,378,676	£54,430,981	£54,244,738	£53,779,130	£50,985,485	£49,433,458
60% LAR : 40% CIR	35%	£60,015,405	£47,557,501	£45,600,795	£45,414,895	£44,950,146	£42,161,648	£40,612,483
60% LAR : 40% CIR	40%	£50,488,593	£38,703,701	£36,750,047	£36,564,435	£36,100,408	£33,316,243	£31,769,484
60% LAR : 40% CIR	45%	£40,942,675	£29,830,095	£27,878,922	£27,693,546	£27,230,107	£24,449,466	£22,904,666
60% LAR : 40% CIR	50%	£31,365,378	£20,936,865	£18,987,609	£18,802,415	£18,339,430	£15,561,512	£14,003,984

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£137,714,217	£120,270,547	£118,306,091	£118,119,466	£117,652,905	£114,853,536	£113,298,331
60% LAR : 40% CIR	5%	£128,326,066	£111,600,023	£109,642,638	£109,456,684	£108,991,795	£106,202,472	£104,652,848
60% LAR : 40% CIR	10%	£118,917,580	£102,908,734	£100,957,825	£100,772,484	£100,309,130	£97,529,003	£95,984,489
60% LAR : 40% CIR	15%	£109,488,934	£94,196,862	£92,251,838	£92,067,053	£91,605,091	£88,833,324	£87,293,452
60% LAR : 40% CIR	20%	£100,040,304	£85,464,585	£83,524,858	£83,340,576	£82,879,869	£80,115,625	£78,569,401
60% LAR : 40% CIR	25%	£90,571,864	£76,712,082	£74,777,073	£74,593,237	£74,133,646	£71,348,413	£69,793,069
60% LAR : 40% CIR	30%	£81,083,792	£67,939,533	£65,991,838	£65,805,596	£65,339,987	£62,546,342	£60,994,315
60% LAR : 40% CIR	35%	£71,576,262	£59,118,358	£57,161,653	£56,975,752	£56,511,003	£53,722,505	£52,173,340
60% LAR : 40% CIR	40%	£62,049,450	£50,264,558	£48,310,904	£48,125,293	£47,661,265	£44,877,100	£43,330,342
60% LAR : 40% CIR	45%	£52,503,532	£41,390,953	£39,439,779	£39,254,403	£38,790,964	£36,010,323	£34,465,523
60% LAR : 40% CIR	50%	£42,926,235	£32,497,722	£30,548,467	£30,363,272	£29,900,287	£27,122,369	£25,564,841

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£142,504,502	£125,060,833	£123,096,377	£122,909,752	£122,443,191	£119,643,822	£118,088,617
60% LAR : 40% CIR	5%	£133,116,352	£116,390,308	£114,432,924	£114,246,969	£113,782,081	£110,992,758	£109,443,134
60% LAR : 40% CIR	10%	£123,707,866	£107,699,020	£105,748,111	£105,562,770	£105,099,415	£102,319,289	£100,774,775
60% LAR : 40% CIR	15%	£114,279,220	£98,987,147	£97,042,123	£96,857,339	£96,395,377	£93,623,609	£92,083,738
60% LAR : 40% CIR	20%	£104,830,589	£90,254,870	£88,315,144	£88,130,861	£87,670,154	£84,905,911	£83,359,687
60% LAR : 40% CIR	25%	£95,362,150	£81,502,368	£79,567,358	£79,383,522	£78,923,932	£76,138,698	£74,583,355
60% LAR : 40% CIR	30%	£85,874,078	£72,729,819	£70,782,124	£70,595,881	£70,130,273	£67,336,628	£65,784,601
60% LAR : 40% CIR	35%	£76,366,548	£63,908,643	£61,951,938	£61,766,038	£61,301,288	£58,512,791	£56,963,625
60% LAR : 40% CIR	40%	£66,839,736	£55,054,844	£53,101,190	£52,915,578	£52,451,551	£49,667,386	£48,120,627
60% LAR : 40% CIR	45%	£57,293,818	£46,181,238	£44,230,065	£44,044,689	£43,581,249	£40,800,609	£39,255,809
60% LAR : 40% CIR	50%	£47,716,521	£37,288,008	£35,338,752	£35,153,558	£34,690,572	£31,912,655	£30,355,127

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£148,167,074	£130,723,404	£128,758,948	£128,572,323	£128,105,762	£125,306,393	£123,751,188
60% LAR : 40% CIR	5%	£138,778,923	£122,052,880	£120,095,495	£119,909,541	£119,444,653	£116,655,329	£115,105,705
60% LAR : 40% CIR	10%	£129,370,437	£113,361,591	£111,410,683	£111,225,341	£110,761,987	£107,981,860	£106,437,346
60% LAR : 40% CIR	15%	£119,941,791	£104,649,719	£102,704,695	£102,519,910	£102,057,948	£99,286,181	£97,746,310
60% LAR : 40% CIR	20%	£110,493,161	£95,917,442	£93,977,715	£93,793,433	£93,332,726	£90,568,482	£89,022,258
60% LAR : 40% CIR	25%	£101,024,721	£87,164,939	£85,229,930	£85,046,094	£84,586,503	£81,801,270	£80,245,927
60% LAR : 40% CIR	30%	£91,536,650	£78,392,390	£76,444,695	£76,258,453	£75,792,845	£72,999,199	£71,447,173
60% LAR : 40% CIR	35%	£82,029,119	£69,571,215	£67,614,510	£67,428,609	£66,963,860	£64,175,363	£62,626,197
60% LAR : 40% CIR	40%	£72,502,307	£60,717,415	£58,763,761	£58,578,150	£58,114,122	£55,329,958	£53,783,199
60% LAR : 40% CIR	45%	£62,956,389	£51,843,810	£49,892,637	£49,707,260	£49,243,821	£46,463,180	£44,918,380
60% LAR : 40% CIR	50%	£53,379,092	£42,950,579	£41,001,324	£40,816,129	£40,353,144	£37,575,226	£36,017,698

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area	Zone C - £1,050 psf	
No Units	575	Sales value inflation		Growth
Site Area	2.88 Ha	Build cost inflation		Growth
		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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£92,164,327	£49,283,651	£44,488,970	£44,031,928	£42,889,322	£36,033,691	£32,225,007
60% LAR : 40% CIR	5%	£83,578,567	£42,359,709	£37,536,397	£37,081,169	£35,943,098	£29,114,672	£25,321,102
60% LAR : 40% CIR	10%	£74,907,555	£35,335,198	£30,529,590	£30,076,037	£28,942,155	£22,138,856	£18,359,246
60% LAR : 40% CIR	15%	£66,182,078	£28,258,440	£23,469,078	£23,017,063	£21,887,026	£15,084,274	£11,271,531
60% LAR : 40% CIR	20%	£57,406,965	£21,129,950	£16,355,389	£15,904,777	£14,766,420	£7,924,774	£4,123,859
60% LAR : 40% CIR	25%	£48,582,710	£13,943,023	£9,123,755	£8,668,929	£7,531,863	£709,466	-£3,135,839
60% LAR : 40% CIR	30%	£39,709,666	£6,639,116	£1,831,951	£1,378,273	£244,079	-£6,713,993	-£10,602,192
60% LAR : 40% CIR	35%	£30,727,461	-£726,512	-£5,633,947	-£6,099,487	-£7,263,337	-£14,246,432	-£18,154,853
60% LAR : 40% CIR	40%	£21,697,090	-£8,315,477	-£13,238,860	-£13,703,490	-£14,865,069	-£21,927,116	-£25,852,343
60% LAR : 40% CIR	45%	£12,575,627	-£16,005,709	-£20,988,641	-£21,458,883	-£22,634,490	-£29,765,715	-£33,741,312
60% LAR : 40% CIR	50%	£3,366,012	-£23,859,878	-£28,908,279	-£29,384,692	-£30,575,721	-£37,721,903	-£41,692,004

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£188,576,548	-£231,457,224	-£236,251,905	-£236,708,947	-£237,851,553	-£244,707,184	-£248,515,868
60% LAR : 40% CIR	5%	-£197,162,308	-£238,381,166	-£243,204,478	-£243,659,706	-£244,797,777	-£251,626,203	-£255,419,773
60% LAR : 40% CIR	10%	-£205,833,320	-£245,405,677	-£250,211,285	-£250,664,838	-£251,798,720	-£258,602,019	-£262,381,629
60% LAR : 40% CIR	15%	-£214,558,797	-£252,482,435	-£257,271,797	-£257,723,812	-£258,853,849	-£265,656,601	-£269,469,344
60% LAR : 40% CIR	20%	-£223,333,910	-£259,610,925	-£264,385,486	-£264,836,098	-£265,974,455	-£272,816,101	-£276,617,016
60% LAR : 40% CIR	25%	-£232,158,165	-£266,797,852	-£271,617,120	-£272,071,946	-£273,209,012	-£280,031,409	-£283,876,714
60% LAR : 40% CIR	30%	-£241,031,209	-£274,101,759	-£278,908,924	-£279,362,602	-£280,496,796	-£287,454,868	-£291,343,067
60% LAR : 40% CIR	35%	-£250,013,414	-£281,467,387	-£286,374,822	-£286,840,362	-£288,004,212	-£294,987,307	-£298,895,728
60% LAR : 40% CIR	40%	-£259,043,785	-£289,056,352	-£293,979,735	-£294,444,365	-£295,605,944	-£302,667,991	-£306,593,218
60% LAR : 40% CIR	45%	-£268,165,248	-£296,746,584	-£301,729,516	-£302,199,758	-£303,375,365	-£310,506,590	-£314,482,187
60% LAR : 40% CIR	50%	-£277,374,863	-£304,600,753	-£309,649,154	-£310,125,567	-£311,316,596	-£318,462,778	-£322,432,879

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£72,245,423	-£115,126,099	-£119,920,780	-£120,377,822	-£121,520,428	-£128,376,059	-£132,184,743
60% LAR : 40% CIR	5%	-£80,831,183	-£122,050,041	-£126,873,353	-£127,328,581	-£128,466,652	-£135,295,078	-£139,088,648
60% LAR : 40% CIR	10%	-£89,502,195	-£129,074,552	-£133,880,160	-£134,333,713	-£135,467,595	-£142,270,894	-£146,050,504
60% LAR : 40% CIR	15%	-£98,227,672	-£136,151,310	-£140,940,672	-£141,392,687	-£142,522,724	-£149,325,476	-£153,138,219
60% LAR : 40% CIR	20%	-£107,002,785	-£143,279,800	-£148,054,361	-£148,504,973	-£149,643,330	-£156,484,976	-£160,285,891
60% LAR : 40% CIR	25%	-£115,827,040	-£150,466,727	-£155,285,995	-£155,740,821	-£156,877,887	-£163,700,284	-£167,545,589
60% LAR : 40% CIR	30%	-£124,700,084	-£157,770,634	-£162,577,799	-£163,031,477	-£164,165,671	-£171,123,743	-£175,011,942
60% LAR : 40% CIR	35%	-£133,682,289	-£165,136,262	-£170,043,697	-£170,509,237	-£171,673,087	-£178,656,182	-£182,564,603
60% LAR : 40% CIR	40%	-£142,712,660	-£172,725,227	-£177,648,610	-£178,113,240	-£179,274,819	-£186,336,866	-£190,262,093
60% LAR : 40% CIR	45%	-£151,834,123	-£180,415,459	-£185,398,391	-£185,868,633	-£187,044,240	-£194,175,465	-£198,151,062
60% LAR : 40% CIR	50%	-£161,043,738	-£188,269,628	-£193,318,029	-£193,794,442	-£194,985,471	-£202,131,653	-£206,101,754

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£24,043,173	-£66,923,849	-£71,718,530	-£72,175,572	-£73,318,178	-£80,173,809	-£83,982,493
60% LAR : 40% CIR	5%	-£32,628,933	-£73,847,791	-£78,671,103	-£79,126,331	-£80,264,402	-£87,092,828	-£90,886,398
60% LAR : 40% CIR	10%	-£41,299,945	-£80,872,302	-£85,677,910	-£86,131,463	-£87,265,345	-£94,068,644	-£97,848,254
60% LAR : 40% CIR	15%	-£50,025,422	-£87,949,060	-£92,738,422	-£93,190,437	-£94,320,474	-£101,123,226	-£104,935,969
60% LAR : 40% CIR	20%	-£58,800,535	-£95,077,550	-£99,852,111	-£100,302,723	-£101,441,080	-£108,282,726	-£112,083,641
60% LAR : 40% CIR	25%	-£67,624,790	-£102,264,477	-£107,083,745	-£107,538,571	-£108,675,637	-£115,498,034	-£119,343,339
60% LAR : 40% CIR	30%	-£76,497,834	-£109,568,384	-£114,375,549	-£114,829,227	-£115,963,421	-£122,921,493	-£126,809,692
60% LAR : 40% CIR	35%	-£85,480,039	-£116,934,012	-£121,841,447	-£122,306,987	-£123,470,837	-£130,453,932	-£134,362,353
60% LAR : 40% CIR	40%	-£94,510,410	-£124,522,977	-£129,446,360	-£129,910,990	-£131,072,569	-£138,134,616	-£142,059,843
60% LAR : 40% CIR	45%	-£103,631,873	-£132,213,209	-£137,196,141	-£137,666,383	-£138,841,990	-£145,973,215	-£149,948,812
60% LAR : 40% CIR	50%	-£112,841,488	-£140,067,378	-£145,115,779	-£145,592,192	-£146,783,221	-£153,929,403	-£157,899,504

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£32,936,452	-£9,944,224	-£14,738,905	-£15,195,947	-£16,338,553	-£23,194,184	-£27,002,868
60% LAR : 40% CIR	5%	£24,350,692	-£16,868,166	-£21,691,478	-£22,146,706	-£23,284,777	-£30,113,203	-£33,906,773
60% LAR : 40% CIR	10%	£15,679,680	-£23,892,677	-£28,698,285	-£29,151,838	-£30,285,720	-£37,089,019	-£40,868,629
60% LAR : 40% CIR	15%	£6,954,203	-£30,969,435	-£35,758,797	-£36,210,812	-£37,340,849	-£44,143,601	-£47,956,344
60% LAR : 40% CIR	20%	-£1,820,910	-£38,097,925	-£42,872,486	-£43,323,098	-£44,461,455	-£51,303,101	-£55,104,016
60% LAR : 40% CIR	25%	-£10,645,165	-£45,284,852	-£50,104,120	-£50,558,946	-£51,696,012	-£58,518,409	-£62,363,714
60% LAR : 40% CIR	30%	-£19,518,209	-£52,588,759	-£57,395,924	-£57,849,602	-£58,983,796	-£65,941,868	-£69,830,067
60% LAR : 40% CIR	35%	-£28,500,414	-£59,954,387	-£64,861,822	-£65,327,362	-£66,491,212	-£73,474,307	-£77,382,728
60% LAR : 40% CIR	40%	-£37,530,785	-£67,543,352	-£72,466,735	-£72,931,365	-£74,092,944	-£81,154,991	-£85,080,218
60% LAR : 40% CIR	45%	-£46,652,248	-£75,233,584	-£80,216,516	-£80,686,758	-£81,862,365	-£88,993,590	-£92,969,187
60% LAR : 40% CIR	50%	-£55,861,863	-£83,087,753	-£88,136,154	-£88,612,567	-£89,803,596	-£96,949,778	-£100,919,879

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats	
No Units	**575**
Site Area	**2.88 Ha**

Value Area	**Zone C - £1,150 psf**	
Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£117,267,550	£74,357,573	£69,569,688	£69,117,799	£67,988,078	£61,209,751	£57,444,015
60% LAR : 40% CIR	5%	£107,426,629	£66,183,548	£61,414,624	£60,964,528	£59,839,290	£53,087,862	£49,337,068
60% LAR : 40% CIR	10%	£97,535,574	£57,957,357	£53,205,937	£52,757,497	£51,636,400	£44,909,816	£41,152,878
60% LAR : 40% CIR	15%	£87,594,876	£49,679,507	£44,944,150	£44,497,232	£43,379,936	£36,634,118	£32,867,325
60% LAR : 40% CIR	20%	£77,605,022	£41,350,508	£36,616,396	£36,165,784	£35,039,252	£28,280,059	£24,524,952
60% LAR : 40% CIR	25%	£67,535,262	£32,944,934	£28,183,747	£27,734,402	£26,611,039	£19,870,864	£16,126,323
60% LAR : 40% CIR	30%	£57,398,855	£24,448,208	£19,698,979	£19,250,768	£18,130,243	£11,375,492	£7,594,845
60% LAR : 40% CIR	35%	£47,214,292	£15,901,293	£11,143,324	£10,690,661	£9,559,005	£2,769,068	-£1,018,425
60% LAR : 40% CIR	40%	£36,982,069	£7,253,628	£2,466,431	£2,014,651	£885,204	-£6,015,770	-£9,887,697
60% LAR : 40% CIR	45%	£26,633,807	-£1,504,924	-£6,395,841	-£6,859,697	-£8,019,340	-£14,977,195	-£18,887,013
60% LAR : 40% CIR	50%	£16,234,530	-£10,515,079	-£15,435,304	-£15,904,897	-£17,078,879	-£24,122,765	-£28,086,298

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£163,473,325	-£206,383,302	-£211,171,187	-£211,623,076	-£212,752,797	-£219,531,124	-£223,296,860
60% LAR : 40% CIR	5%	-£173,314,246	-£214,557,327	-£219,326,251	-£219,776,347	-£220,901,585	-£227,653,013	-£231,403,807
60% LAR : 40% CIR	10%	-£183,205,301	-£222,783,518	-£227,534,938	-£227,983,378	-£229,104,475	-£235,831,059	-£239,587,997
60% LAR : 40% CIR	15%	-£193,145,999	-£231,061,368	-£235,796,725	-£236,243,643	-£237,360,939	-£244,106,757	-£247,873,550
60% LAR : 40% CIR	20%	-£203,135,853	-£239,390,367	-£244,124,479	-£244,575,091	-£245,701,623	-£252,460,816	-£256,215,923
60% LAR : 40% CIR	25%	-£213,205,613	-£247,795,941	-£252,557,128	-£253,006,473	-£254,129,836	-£260,870,011	-£264,614,552
60% LAR : 40% CIR	30%	-£223,342,020	-£256,292,667	-£261,041,896	-£261,490,107	-£262,610,632	-£269,365,383	-£273,146,030
60% LAR : 40% CIR	35%	-£233,526,583	-£264,839,582	-£269,597,551	-£270,050,214	-£271,181,870	-£277,971,807	-£281,759,300
60% LAR : 40% CIR	40%	-£243,758,806	-£273,487,247	-£278,274,444	-£278,726,224	-£279,855,671	-£286,756,645	-£290,628,572
60% LAR : 40% CIR	45%	-£254,107,068	-£282,245,799	-£287,136,716	-£287,600,572	-£288,760,215	-£295,718,070	-£299,627,888
60% LAR : 40% CIR	50%	-£264,506,345	-£291,255,954	-£296,176,179	-£296,645,772	-£297,819,754	-£304,863,640	-£308,827,173

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£47,142,200	-£90,052,177	-£94,840,062	-£95,291,951	-£96,421,672	-£103,199,999	-£106,965,735
60% LAR : 40% CIR	5%	-£56,983,121	-£98,226,202	-£102,995,126	-£103,445,222	-£104,570,460	-£111,321,888	-£115,072,682
60% LAR : 40% CIR	10%	-£66,874,176	-£106,452,393	-£111,203,813	-£111,652,253	-£112,773,350	-£119,499,934	-£123,256,872
60% LAR : 40% CIR	15%	-£76,814,874	-£114,730,243	-£119,465,600	-£119,912,518	-£121,029,814	-£127,775,632	-£131,542,425
60% LAR : 40% CIR	20%	-£86,804,728	-£123,059,242	-£127,793,354	-£128,243,966	-£129,370,498	-£136,129,691	-£139,884,798
60% LAR : 40% CIR	25%	-£96,874,488	-£131,464,816	-£136,226,003	-£136,675,348	-£137,798,711	-£144,538,886	-£148,283,427
60% LAR : 40% CIR	30%	-£107,010,895	-£139,961,542	-£144,710,771	-£145,158,982	-£146,279,507	-£153,034,258	-£156,814,905
60% LAR : 40% CIR	35%	-£117,195,458	-£148,508,457	-£153,266,426	-£153,719,089	-£154,850,745	-£161,640,682	-£165,428,175
60% LAR : 40% CIR	40%	-£127,427,681	-£157,156,122	-£161,943,319	-£162,395,099	-£163,524,546	-£170,425,520	-£174,297,447
60% LAR : 40% CIR	45%	-£137,775,943	-£165,914,674	-£170,805,591	-£171,269,447	-£172,429,090	-£179,386,945	-£183,296,763
60% LAR : 40% CIR	50%	-£148,175,220	-£174,924,829	-£179,845,054	-£180,314,647	-£181,488,629	-£188,532,515	-£192,496,048

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,060,050	-£41,849,927	-£46,637,812	-£47,089,701	-£48,219,422	-£54,997,749	-£58,763,485
60% LAR : 40% CIR	5%	-£8,780,871	-£50,023,952	-£54,792,876	-£55,242,972	-£56,368,210	-£63,119,638	-£66,870,432
60% LAR : 40% CIR	10%	-£18,671,926	-£58,250,143	-£63,001,563	-£63,450,003	-£64,571,100	-£71,297,684	-£75,054,622
60% LAR : 40% CIR	15%	-£28,612,624	-£66,527,993	-£71,263,350	-£71,710,268	-£72,827,564	-£79,573,382	-£83,340,175
60% LAR : 40% CIR	20%	-£38,602,478	-£74,856,992	-£79,591,104	-£80,041,716	-£81,168,248	-£87,927,441	-£91,682,548
60% LAR : 40% CIR	25%	-£48,672,238	-£83,262,566	-£88,023,753	-£88,473,098	-£89,596,461	-£96,336,636	-£100,081,177
60% LAR : 40% CIR	30%	-£58,808,645	-£91,759,292	-£96,508,521	-£96,956,732	-£98,077,257	-£104,832,008	-£108,612,655
60% LAR : 40% CIR	35%	-£68,993,208	-£100,306,207	-£105,064,176	-£105,516,839	-£106,648,495	-£113,438,432	-£117,225,925
60% LAR : 40% CIR	40%	-£79,225,431	-£108,953,872	-£113,741,069	-£114,192,849	-£115,322,296	-£122,223,270	-£126,095,197
60% LAR : 40% CIR	45%	-£89,573,693	-£117,712,424	-£122,603,341	-£123,067,197	-£124,226,840	-£131,184,695	-£135,094,513
60% LAR : 40% CIR	50%	-£99,972,970	-£126,722,579	-£131,642,804	-£132,112,397	-£133,286,379	-£140,330,265	-£144,293,798

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£58,039,675	£15,129,698	£10,341,813	£9,889,924	£8,760,203	£1,981,876	-£1,783,860
60% LAR : 40% CIR	5%	£48,198,754	£6,955,673	£2,186,749	£1,736,653	£611,415	-£6,140,013	-£9,890,807
60% LAR : 40% CIR	10%	£38,307,699	-£1,270,518	-£6,021,938	-£6,470,378	-£7,591,475	-£14,318,059	-£18,074,997
60% LAR : 40% CIR	15%	£28,367,001	-£9,548,368	-£14,283,725	-£14,730,643	-£15,847,939	-£22,593,757	-£26,360,550
60% LAR : 40% CIR	20%	£18,377,147	-£17,877,367	-£22,611,479	-£23,062,091	-£24,188,623	-£30,947,816	-£34,702,923
60% LAR : 40% CIR	25%	£8,307,387	-£26,282,941	-£31,044,128	-£31,493,473	-£32,616,836	-£39,357,011	-£43,101,552
60% LAR : 40% CIR	30%	-£1,829,020	-£34,779,667	-£39,528,896	-£39,977,107	-£41,097,632	-£47,852,383	-£51,633,030
60% LAR : 40% CIR	35%	-£12,013,583	-£43,326,582	-£48,084,551	-£48,537,214	-£49,668,870	-£56,458,807	-£60,246,300
60% LAR : 40% CIR	40%	-£22,245,806	-£51,974,247	-£56,761,444	-£57,213,224	-£58,342,671	-£65,243,645	-£69,115,572
60% LAR : 40% CIR	45%	-£32,594,068	-£60,732,799	-£65,623,716	-£66,087,572	-£67,247,215	-£74,205,070	-£78,114,888
60% LAR : 40% CIR	50%	-£42,993,345	-£69,742,954	-£74,663,179	-£75,132,772	-£76,306,754	-£83,350,640	-£87,314,173

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats	
No Units	575
Site Area	2.88 Ha

Value Area	Zone C - £1,350 psf	
Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£167,369,356	£124,132,324	£119,394,642	£118,947,492	£117,829,616	£111,122,363	£107,396,110
60% LAR : 40% CIR	5%	£155,056,780	£113,514,882	£108,795,962	£108,350,586	£107,237,147	£100,556,509	£96,845,044
60% LAR : 40% CIR	10%	£142,694,516	£102,845,822	£98,144,222	£97,700,484	£96,591,143	£89,935,089	£86,237,282
60% LAR : 40% CIR	15%	£130,270,354	£92,125,644	£87,439,938	£86,997,706	£85,892,126	£79,258,643	£75,573,377
60% LAR : 40% CIR	20%	£117,770,178	£81,354,852	£76,683,628	£76,242,769	£75,140,618	£68,505,723	£64,792,959
60% LAR : 40% CIR	25%	£105,221,336	£70,533,951	£65,874,250	£65,429,972	£64,319,277	£57,655,104	£53,952,787
60% LAR : 40% CIR	30%	£92,624,316	£59,644,586	£54,948,908	£54,505,752	£53,397,862	£46,750,520	£43,057,552
60% LAR : 40% CIR	35%	£79,979,607	£48,657,798	£43,972,559	£43,530,394	£42,424,983	£35,792,518	£32,086,699
60% LAR : 40% CIR	40%	£67,287,699	£37,621,896	£32,945,722	£32,504,421	£31,401,167	£24,709,523	£20,990,071
60% LAR : 40% CIR	45%	£54,499,754	£26,517,835	£21,796,129	£21,350,538	£20,236,562	£13,552,702	£9,821,904
60% LAR : 40% CIR	50%	£41,646,682	£15,290,812	£10,575,546	£10,130,571	£9,007,009	£2,250,967	-£1,525,313

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£113,371,519	-£156,608,551	-£161,346,233	-£161,793,383	-£162,911,259	-£169,618,512	-£173,344,765
60% LAR : 40% CIR	5%	-£125,684,095	-£167,225,993	-£171,944,913	-£172,390,289	-£173,503,728	-£180,184,366	-£183,895,831
60% LAR : 40% CIR	10%	-£138,046,359	-£177,895,053	-£182,596,653	-£183,040,391	-£184,149,732	-£190,805,786	-£194,503,593
60% LAR : 40% CIR	15%	-£150,470,521	-£188,615,231	-£193,300,937	-£193,743,169	-£194,848,749	-£201,482,232	-£205,167,498
60% LAR : 40% CIR	20%	-£162,970,697	-£199,386,023	-£204,057,247	-£204,498,106	-£205,600,257	-£212,235,152	-£215,947,916
60% LAR : 40% CIR	25%	-£175,519,539	-£210,206,924	-£214,866,625	-£215,310,903	-£216,421,598	-£223,085,771	-£226,788,088
60% LAR : 40% CIR	30%	-£188,116,559	-£221,096,289	-£225,791,967	-£226,235,123	-£227,343,013	-£233,990,355	-£237,683,323
60% LAR : 40% CIR	35%	-£200,761,268	-£232,083,077	-£236,768,316	-£237,210,481	-£238,315,892	-£244,948,357	-£248,654,176
60% LAR : 40% CIR	40%	-£213,453,176	-£243,118,979	-£247,795,153	-£248,236,454	-£249,339,708	-£256,031,352	-£259,750,804
60% LAR : 40% CIR	45%	-£226,241,121	-£254,223,040	-£258,944,746	-£259,390,337	-£260,504,313	-£267,188,173	-£270,918,971
60% LAR : 40% CIR	50%	-£239,094,193	-£265,450,063	-£270,165,329	-£270,610,304	-£271,733,866	-£278,489,908	-£282,266,188

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,959,606	-£40,277,426	-£45,015,108	-£45,462,258	-£46,580,134	-£53,287,387	-£57,013,640
60% LAR : 40% CIR	5%	-£9,352,970	-£50,894,868	-£55,613,788	-£56,059,164	-£57,172,603	-£63,853,241	-£67,564,706
60% LAR : 40% CIR	10%	-£21,715,234	-£61,563,928	-£66,265,528	-£66,709,266	-£67,818,607	-£74,474,661	-£78,172,468
60% LAR : 40% CIR	15%	-£34,139,396	-£72,284,106	-£76,969,812	-£77,412,044	-£78,517,624	-£85,151,107	-£88,836,373
60% LAR : 40% CIR	20%	-£46,639,572	-£83,054,898	-£87,726,122	-£88,166,981	-£89,269,132	-£95,904,027	-£99,616,791
60% LAR : 40% CIR	25%	-£59,188,414	-£93,875,799	-£98,535,500	-£98,979,778	-£100,090,473	-£106,754,646	-£110,456,963
60% LAR : 40% CIR	30%	-£71,785,434	-£104,765,164	-£109,460,842	-£109,903,998	-£111,011,888	-£117,659,230	-£121,352,198
60% LAR : 40% CIR	35%	-£84,430,143	-£115,751,952	-£120,437,191	-£120,879,356	-£121,984,767	-£128,617,232	-£132,323,051
60% LAR : 40% CIR	40%	-£97,122,051	-£126,787,854	-£131,464,028	-£131,905,329	-£133,008,583	-£139,700,227	-£143,419,679
60% LAR : 40% CIR	45%	-£109,909,996	-£137,891,915	-£142,613,621	-£143,059,212	-£144,173,188	-£150,857,048	-£154,587,846
60% LAR : 40% CIR	50%	-£122,763,068	-£149,118,938	-£153,834,204	-£154,279,179	-£155,402,741	-£162,158,783	-£165,935,063

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£51,161,856	£7,924,824	£3,187,142	£2,739,992	£1,622,116	-£5,085,137	-£8,811,390
60% LAR : 40% CIR	5%	£38,849,280	-£2,692,618	-£7,411,538	-£7,856,914	-£8,970,353	-£15,650,991	-£19,362,456
60% LAR : 40% CIR	10%	£26,487,016	-£13,361,678	-£18,063,278	-£18,507,016	-£19,616,357	-£26,272,411	-£29,970,218
60% LAR : 40% CIR	15%	£14,062,854	-£24,081,856	-£28,767,562	-£29,209,794	-£30,315,374	-£36,948,857	-£40,634,123
60% LAR : 40% CIR	20%	£1,562,678	-£34,852,648	-£39,523,872	-£39,964,731	-£41,066,882	-£47,701,777	-£51,414,541
60% LAR : 40% CIR	25%	-£10,986,164	-£45,673,549	-£50,333,250	-£50,777,528	-£51,888,223	-£58,552,396	-£62,254,713
60% LAR : 40% CIR	30%	-£23,583,184	-£56,562,914	-£61,258,592	-£61,701,748	-£62,809,638	-£69,456,980	-£73,149,948
60% LAR : 40% CIR	35%	-£36,227,893	-£67,549,702	-£72,234,941	-£72,677,106	-£73,782,517	-£80,414,982	-£84,120,801
60% LAR : 40% CIR	40%	-£48,919,801	-£78,585,604	-£83,261,778	-£83,703,079	-£84,806,333	-£91,497,977	-£95,217,429
60% LAR : 40% CIR	45%	-£61,707,746	-£89,689,665	-£94,411,371	-£94,856,962	-£95,970,938	-£102,654,798	-£106,385,596
60% LAR : 40% CIR	50%	-£74,560,818	-£100,916,688	-£105,631,954	-£106,076,929	-£107,200,491	-£113,956,533	-£117,732,813

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£108,141,481	£64,904,449	£60,166,767	£59,719,617	£58,601,741	£51,894,488	£48,168,235
60% LAR : 40% CIR	5%	£95,828,905	£54,287,007	£49,568,087	£49,122,711	£48,009,272	£41,328,634	£37,617,169
60% LAR : 40% CIR	10%	£83,466,641	£43,617,947	£38,916,347	£38,472,609	£37,363,268	£30,707,214	£27,009,407
60% LAR : 40% CIR	15%	£71,042,479	£32,897,769	£28,212,063	£27,769,831	£26,664,251	£20,030,768	£16,345,502
60% LAR : 40% CIR	20%	£58,542,303	£22,126,977	£17,455,753	£17,014,894	£15,912,743	£9,277,848	£5,565,084
60% LAR : 40% CIR	25%	£45,993,461	£11,306,076	£6,646,375	£6,202,097	£5,091,402	-£1,572,771	-£5,275,088
60% LAR : 40% CIR	30%	£33,396,441	£416,711	-£4,278,967	-£4,722,123	-£5,830,013	-£12,477,355	-£16,170,323
60% LAR : 40% CIR	35%	£20,751,732	-£10,570,077	-£15,255,316	-£15,697,481	-£16,802,892	-£23,435,357	-£27,141,176
60% LAR : 40% CIR	40%	£8,059,824	-£21,605,979	-£26,282,153	-£26,723,454	-£27,826,708	-£34,518,352	-£38,237,804
60% LAR : 40% CIR	45%	-£4,728,121	-£32,710,040	-£37,431,746	-£37,877,337	-£38,991,313	-£45,675,173	-£49,405,971
60% LAR : 40% CIR	50%	-£17,581,193	-£43,937,063	-£48,652,329	-£49,097,304	-£50,220,866	-£56,976,908	-£60,753,188

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats

Value Area	**Zone C - £1,500 psf**

No Units	**575**
Site Area	**2.88 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
		£204,839,601	£161,237,198	£156,545,383	£156,102,562	£154,995,509	£148,353,191	£144,663,015
60% LAR : 40% CIR	5%	£190,653,513	£148,806,179	£144,132,944	£143,691,881	£142,589,221	£135,973,262	£132,279,090
60% LAR : 40% CIR	10%	£176,417,737	£136,324,041	£131,667,960	£131,228,519	£130,129,917	£123,504,185	£119,806,377
60% LAR : 40% CIR	15%	£162,132,756	£123,791,281	£119,144,084	£118,701,852	£117,596,271	£110,962,790	£107,277,523
60% LAR : 40% CIR	20%	£147,799,058	£111,194,048	£106,522,825	£106,081,965	£104,979,815	£98,366,912	£94,693,077
60% LAR : 40% CIR	25%	£133,417,123	£98,508,198	£93,850,058	£93,410,438	£92,311,388	£85,717,093	£82,053,595
60% LAR : 40% CIR	30%	£118,982,699	£85,772,741	£81,126,299	£80,687,790	£79,591,516	£73,013,873	£69,359,628
60% LAR : 40% CIR	35%	£104,455,250	£72,988,180	£68,352,066	£67,914,539	£66,820,719	£60,239,591	£56,554,888
60% LAR : 40% CIR	40%	£89,880,599	£60,155,020	£55,512,252	£55,070,950	£53,967,697	£47,348,174	£43,670,662
60% LAR : 40% CIR	45%	£75,259,238	£47,223,372	£42,554,908	£42,114,342	£41,012,927	£34,404,434	£30,733,049
60% LAR : 40% CIR	50%	£60,591,654	£34,210,221	£29,548,124	£29,108,167	£28,008,274	£21,338,209	£17,630,087

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
	0%	-£75,901,274	-£119,503,677	-£124,195,492	-£124,638,313	-£125,745,366	-£132,387,684	-£136,077,860
60% LAR : 40% CIR	5%	-£90,087,362	-£131,934,696	-£136,607,931	-£137,048,994	-£138,151,654	-£144,767,613	-£148,461,785
60% LAR : 40% CIR	10%	-£104,323,138	-£144,416,834	-£149,072,915	-£149,512,356	-£150,610,958	-£157,236,690	-£160,934,498
60% LAR : 40% CIR	15%	-£118,608,119	-£156,949,594	-£161,596,791	-£162,039,023	-£163,144,604	-£169,778,085	-£173,463,352
60% LAR : 40% CIR	20%	-£132,941,817	-£169,546,827	-£174,218,050	-£174,658,910	-£175,761,060	-£182,373,963	-£186,047,798
60% LAR : 40% CIR	25%	-£147,323,752	-£182,232,677	-£186,890,817	-£187,330,437	-£188,429,487	-£195,023,782	-£198,687,280
60% LAR : 40% CIR	30%	-£161,758,176	-£194,968,134	-£199,614,576	-£200,053,085	-£201,149,359	-£207,727,002	-£211,381,247
60% LAR : 40% CIR	35%	-£176,285,625	-£207,752,695	-£212,388,809	-£212,826,336	-£213,920,156	-£220,501,284	-£224,185,987
60% LAR : 40% CIR	40%	-£190,860,276	-£220,585,855	-£225,228,623	-£225,669,925	-£226,773,178	-£233,392,701	-£237,070,213
60% LAR : 40% CIR	45%	-£205,481,637	-£233,517,503	-£238,185,967	-£238,626,533	-£239,727,948	-£246,336,441	-£250,007,826
60% LAR : 40% CIR	50%	-£220,149,221	-£246,530,654	-£251,192,751	-£251,632,708	-£252,732,601	-£259,402,666	-£263,110,788

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
	0%	£40,429,851	-£3,172,552	-£7,864,367	-£8,307,188	-£9,414,241	-£16,056,559	-£19,746,735
60% LAR : 40% CIR	5%	£26,243,763	-£15,603,571	-£20,276,806	-£20,717,869	-£21,820,529	-£28,436,488	-£32,130,660
60% LAR : 40% CIR	10%	£12,007,987	-£28,085,709	-£32,741,790	-£33,181,231	-£34,279,833	-£40,905,565	-£44,603,373
60% LAR : 40% CIR	15%	-£2,276,994	-£40,618,469	-£45,265,666	-£45,707,898	-£46,813,479	-£53,446,960	-£57,132,227
60% LAR : 40% CIR	20%	-£16,610,692	-£53,215,702	-£57,886,925	-£58,327,785	-£59,429,935	-£66,042,838	-£69,716,673
60% LAR : 40% CIR	25%	-£30,992,627	-£65,901,552	-£70,559,692	-£70,999,312	-£72,098,362	-£78,692,657	-£82,356,155
60% LAR : 40% CIR	30%	-£45,427,051	-£78,637,009	-£83,283,451	-£83,721,960	-£84,818,234	-£91,395,877	-£95,050,122
60% LAR : 40% CIR	35%	-£59,954,500	-£91,421,570	-£96,057,684	-£96,495,211	-£97,589,031	-£104,170,159	-£107,854,862
60% LAR : 40% CIR	40%	-£74,529,151	-£104,254,730	-£108,897,498	-£109,338,800	-£110,442,053	-£117,061,576	-£120,739,088
60% LAR : 40% CIR	45%	-£89,150,512	-£117,186,378	-£121,854,842	-£122,295,408	-£123,396,823	-£130,005,316	-£133,676,701
60% LAR : 40% CIR	50%	-£103,818,096	-£130,199,529	-£134,861,626	-£135,301,583	-£136,401,476	-£143,071,541	-£146,779,663

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
	0%	£88,632,101	£45,029,698	£40,337,883	£39,895,062	£38,788,009	£32,145,691	£28,455,515
60% LAR : 40% CIR	5%	£74,446,013	£32,598,679	£27,925,444	£27,484,381	£26,381,721	£19,765,762	£16,071,590
60% LAR : 40% CIR	10%	£60,210,237	£20,116,541	£15,460,460	£15,021,019	£13,922,417	£7,296,685	£3,598,877
60% LAR : 40% CIR	15%	£45,925,256	£7,583,781	£2,936,584	£2,494,352	£1,388,771	-£5,244,710	-£8,929,977
60% LAR : 40% CIR	20%	£31,591,558	-£5,013,452	-£9,684,675	-£10,125,535	-£11,227,685	-£17,840,588	-£21,514,423
60% LAR : 40% CIR	25%	£17,209,623	-£17,699,302	-£22,357,442	-£22,797,062	-£23,896,112	-£30,490,407	-£34,153,905
60% LAR : 40% CIR	30%	£2,775,199	-£30,434,759	-£35,081,201	-£35,519,710	-£36,615,984	-£43,193,627	-£46,847,872
60% LAR : 40% CIR	35%	-£11,752,250	-£43,219,320	-£47,855,434	-£48,292,961	-£49,386,781	-£55,967,909	-£59,652,612
60% LAR : 40% CIR	40%	-£26,326,901	-£56,052,480	-£60,695,248	-£61,136,550	-£62,239,803	-£68,859,326	-£72,536,838
60% LAR : 40% CIR	45%	-£40,948,262	-£68,984,128	-£73,652,592	-£74,093,158	-£75,194,573	-£81,803,066	-£85,474,451
60% LAR : 40% CIR	50%	-£55,615,846	-£81,997,279	-£86,659,376	-£87,099,333	-£88,199,226	-£94,869,291	-£98,577,413

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
	0%	£145,611,726	£102,009,323	£97,317,508	£96,874,687	£95,767,634	£89,125,316	£85,435,140
60% LAR : 40% CIR	5%	£131,425,638	£89,578,304	£84,905,069	£84,464,006	£83,361,346	£76,745,387	£73,051,215
60% LAR : 40% CIR	10%	£117,189,862	£77,096,166	£72,440,085	£72,000,644	£70,902,042	£64,276,310	£60,578,502
60% LAR : 40% CIR	15%	£102,904,881	£64,563,406	£59,916,209	£59,473,977	£58,368,396	£51,734,915	£48,049,648
60% LAR : 40% CIR	20%	£88,571,183	£51,966,173	£47,294,950	£46,854,090	£45,751,940	£39,139,037	£35,465,202
60% LAR : 40% CIR	25%	£74,189,248	£39,280,323	£34,622,183	£34,182,563	£33,083,513	£26,489,218	£22,825,720
60% LAR : 40% CIR	30%	£59,754,824	£26,544,866	£21,898,424	£21,459,915	£20,363,641	£13,785,998	£10,131,753
60% LAR : 40% CIR	35%	£45,227,375	£13,760,305	£9,124,191	£8,686,664	£7,592,844	£1,011,716	-£2,672,987
60% LAR : 40% CIR	40%	£30,652,724	£927,145	-£3,715,623	-£4,156,925	-£5,260,178	-£11,879,701	-£15,557,213
60% LAR : 40% CIR	45%	£16,031,363	-£12,004,503	-£16,672,967	-£17,113,533	-£18,214,948	-£24,823,441	-£28,494,826
60% LAR : 40% CIR	50%	£1,363,779	-£25,017,654	-£29,679,751	-£30,119,708	-£31,219,601	-£37,889,666	-£41,597,788

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats	
No Units	575
Site Area	2.88 Ha

Value Area	Zone C - £1,750 psf
Sales value inflation	Growth
Build cost inflation	Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£267,274,606	£222,978,372	£218,299,928	£217,857,106	£216,750,053	£210,107,736	£206,417,559
60% LAR : 40% CIR	5%	£249,981,402	£207,472,997	£202,799,762	£202,358,698	£201,256,038	£194,640,080	£190,964,546
60% LAR : 40% CIR	10%	£232,623,105	£191,903,131	£187,247,050	£186,807,609	£185,709,007	£179,117,394	£175,455,386
60% LAR : 40% CIR	15%	£215,215,604	£176,282,644	£171,642,303	£171,204,352	£170,109,476	£163,540,215	£159,890,627
60% LAR : 40% CIR	20%	£197,759,384	£160,612,033	£155,986,034	£155,549,442	£154,457,962	£147,909,082	£144,270,815
60% LAR : 40% CIR	25%	£180,254,930	£144,891,798	£140,278,755	£139,843,392	£138,754,983	£132,224,530	£128,596,500
60% LAR : 40% CIR	30%	£162,702,724	£129,122,437	£124,520,979	£124,086,716	£123,001,055	£116,487,095	£112,868,227
60% LAR : 40% CIR	35%	£145,103,253	£113,304,448	£108,713,218	£108,279,926	£107,196,696	£100,665,042	£97,018,974
60% LAR : 40% CIR	40%	£127,457,000	£97,438,329	£92,826,874	£92,390,199	£91,298,513	£84,748,399	£81,109,447
60% LAR : 40% CIR	45%	£109,764,451	£81,464,510	£76,844,996	£76,409,049	£75,319,182	£68,779,982	£65,147,094
60% LAR : 40% CIR	50%	£91,970,683	£65,427,409	£60,814,196	£60,378,852	£59,290,492	£52,751,320	£49,085,011

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£13,466,269	-£57,762,503	-£62,440,947	-£62,883,769	-£63,990,822	-£70,633,139	-£74,323,316
60% LAR : 40% CIR	5%	-£30,759,473	-£73,267,878	-£77,941,113	-£78,382,177	-£79,484,837	-£86,100,795	-£89,776,329
60% LAR : 40% CIR	10%	-£48,117,770	-£88,837,744	-£93,493,825	-£93,933,266	-£95,031,868	-£101,623,481	-£105,285,489
60% LAR : 40% CIR	15%	-£65,525,271	-£104,458,231	-£109,098,572	-£109,536,523	-£110,631,399	-£117,200,660	-£120,850,248
60% LAR : 40% CIR	20%	-£82,981,491	-£120,128,842	-£124,754,841	-£125,191,433	-£126,282,913	-£132,831,793	-£136,470,060
60% LAR : 40% CIR	25%	-£100,485,945	-£135,849,077	-£140,462,120	-£140,897,483	-£141,985,892	-£148,516,345	-£152,144,375
60% LAR : 40% CIR	30%	-£118,038,151	-£151,618,438	-£156,219,896	-£156,654,159	-£157,739,820	-£164,253,780	-£167,872,648
60% LAR : 40% CIR	35%	-£135,637,622	-£167,436,427	-£172,027,657	-£172,460,949	-£173,544,179	-£180,075,833	-£183,721,901
60% LAR : 40% CIR	40%	-£153,283,875	-£183,302,546	-£187,914,001	-£188,350,676	-£189,442,362	-£195,992,476	-£199,631,428
60% LAR : 40% CIR	45%	-£170,976,424	-£199,276,365	-£203,895,879	-£204,331,826	-£205,421,693	-£211,960,893	-£215,593,781
60% LAR : 40% CIR	50%	-£188,770,192	-£215,313,466	-£219,926,679	-£220,362,023	-£221,450,383	-£227,989,555	-£231,655,864

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£102,864,856	£58,568,622	£53,890,178	£53,447,356	£52,340,303	£45,697,986	£42,007,809
60% LAR : 40% CIR	5%	£85,571,652	£43,063,247	£38,390,012	£37,948,948	£36,846,288	£30,230,330	£26,554,796
60% LAR : 40% CIR	10%	£68,213,355	£27,493,381	£22,837,300	£22,397,859	£21,299,257	£14,707,644	£11,045,636
60% LAR : 40% CIR	15%	£50,805,854	£11,872,894	£7,232,553	£6,794,602	£5,699,726	-£869,535	-£4,519,123
60% LAR : 40% CIR	20%	£33,349,634	-£3,797,717	-£8,423,716	-£8,860,308	-£9,951,788	-£16,500,668	-£20,138,935
60% LAR : 40% CIR	25%	£15,845,180	-£19,517,952	-£24,130,995	-£24,566,358	-£25,654,767	-£32,185,220	-£35,813,250
60% LAR : 40% CIR	30%	-£1,707,026	-£35,287,313	-£39,888,771	-£40,323,034	-£41,408,695	-£47,922,655	-£51,541,523
60% LAR : 40% CIR	35%	-£19,306,497	-£51,105,302	-£55,696,532	-£56,129,824	-£57,213,054	-£63,744,708	-£67,390,776
60% LAR : 40% CIR	40%	-£36,952,750	-£66,971,421	-£71,582,876	-£72,019,551	-£73,111,237	-£79,661,351	-£83,300,303
60% LAR : 40% CIR	45%	-£54,645,299	-£82,945,240	-£87,564,754	-£88,000,701	-£89,090,568	-£95,629,768	-£99,262,656
60% LAR : 40% CIR	50%	-£72,439,067	-£98,982,341	-£103,595,554	-£104,030,898	-£105,119,258	-£111,658,430	-£115,324,739

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£151,067,106	£106,770,872	£102,092,428	£101,649,606	£100,542,553	£93,900,236	£90,210,059
60% LAR : 40% CIR	5%	£133,773,902	£91,265,497	£86,592,262	£86,151,198	£85,048,538	£78,432,580	£74,757,046
60% LAR : 40% CIR	10%	£116,415,605	£75,695,631	£71,039,550	£70,600,109	£69,501,507	£62,909,894	£59,247,886
60% LAR : 40% CIR	15%	£99,008,104	£60,075,144	£55,434,803	£54,996,852	£53,901,976	£47,332,715	£43,683,127
60% LAR : 40% CIR	20%	£81,551,884	£44,404,533	£39,778,534	£39,341,942	£38,250,462	£31,701,582	£28,063,315
60% LAR : 40% CIR	25%	£64,047,430	£28,684,298	£24,071,255	£23,635,892	£22,547,483	£16,017,030	£12,389,000
60% LAR : 40% CIR	30%	£46,495,224	£12,914,937	£8,313,479	£7,879,216	£6,793,555	£279,595	-£3,339,273
60% LAR : 40% CIR	35%	£28,895,753	-£2,903,052	-£7,494,282	-£7,927,574	-£9,010,804	-£15,542,458	-£19,188,526
60% LAR : 40% CIR	40%	£11,249,500	-£18,769,171	-£23,380,626	-£23,817,301	-£24,908,987	-£31,459,101	-£35,098,053
60% LAR : 40% CIR	45%	-£6,443,049	-£34,742,990	-£39,362,504	-£39,798,451	-£40,888,318	-£47,427,518	-£51,060,406
60% LAR : 40% CIR	50%	-£24,236,817	-£50,780,091	-£55,393,304	-£55,828,648	-£56,917,008	-£63,456,180	-£67,122,489

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£208,046,731	£163,750,497	£159,072,053	£158,629,231	£157,522,178	£150,879,861	£147,189,684
60% LAR : 40% CIR	5%	£190,753,527	£148,245,122	£143,571,887	£143,130,823	£142,028,163	£135,412,205	£131,736,671
60% LAR : 40% CIR	10%	£173,395,230	£132,675,256	£128,019,175	£127,579,734	£126,481,132	£119,889,519	£116,227,511
60% LAR : 40% CIR	15%	£155,987,729	£117,054,769	£112,414,428	£111,976,477	£110,881,601	£104,312,340	£100,662,752
60% LAR : 40% CIR	20%	£138,531,509	£101,384,158	£96,758,159	£96,321,567	£95,230,087	£88,681,207	£85,042,940
60% LAR : 40% CIR	25%	£121,027,055	£85,663,923	£81,050,880	£80,615,517	£79,527,108	£72,996,655	£69,368,625
60% LAR : 40% CIR	30%	£103,474,849	£69,894,562	£65,293,104	£64,858,841	£63,773,180	£57,259,220	£53,640,352
60% LAR : 40% CIR	35%	£85,875,378	£54,076,573	£49,485,343	£49,052,051	£47,968,821	£41,437,167	£37,791,099
60% LAR : 40% CIR	40%	£68,229,125	£38,210,454	£33,598,999	£33,162,324	£32,070,638	£25,520,524	£21,881,572
60% LAR : 40% CIR	45%	£50,536,576	£22,236,635	£17,617,121	£17,181,174	£16,091,307	£9,552,107	£5,919,219
60% LAR : 40% CIR	50%	£32,742,808	£6,199,534	£1,586,321	£1,150,977	£62,617	-£6,476,555	-£10,142,864

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		**Value Area**	**Zone C - £1,900 psf**

No Units	**575**
Site Area	**2.88 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£304,622,727	£259,849,461	£255,199,245	£254,760,350	£253,663,112	£247,079,685	£243,422,225
60% LAR : 40% CIR	5%	£285,477,716	£242,525,897	£237,894,096	£237,456,943	£236,364,060	£229,806,757	£226,163,812
60% LAR : 40% CIR	10%	£266,283,416	£225,151,667	£220,536,867	£220,101,322	£219,012,460	£212,464,848	£208,802,840
60% LAR : 40% CIR	15%	£247,040,310	£207,727,264	£203,128,065	£202,693,998	£201,604,294	£195,035,033	£191,385,445
60% LAR : 40% CIR	20%	£227,735,580	£190,253,183	£185,628,215	£185,191,624	£184,100,144	£177,551,264	£173,912,997
60% LAR : 40% CIR	25%	£208,357,613	£172,681,343	£168,068,301	£167,632,937	£166,544,528	£160,014,074	£156,386,045
60% LAR : 40% CIR	30%	£188,931,895	£155,059,345	£150,457,888	£150,023,624	£148,937,964	£142,424,003	£138,805,136
60% LAR : 40% CIR	35%	£169,458,912	£137,388,720	£132,797,491	£132,364,198	£131,280,968	£124,781,585	£121,170,817
60% LAR : 40% CIR	40%	£149,939,148	£119,669,965	£115,087,620	£114,655,174	£113,574,057	£107,087,357	£103,483,636
60% LAR : 40% CIR	45%	£130,373,086	£101,903,580	£97,328,790	£96,897,063	£95,817,748	£89,294,430	£85,661,541
60% LAR : 40% CIR	50%	£110,761,212	£84,076,907	£79,463,694	£79,028,350	£77,939,989	£71,409,830	£67,781,964

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£23,881,852	-£20,891,414	-£25,541,630	-£25,980,525	-£27,077,763	-£33,661,190	-£37,318,650
60% LAR : 40% CIR	5%	£4,736,841	-£38,214,978	-£42,846,779	-£43,283,932	-£44,376,815	-£50,934,118	-£54,577,063
60% LAR : 40% CIR	10%	-£14,457,459	-£55,589,208	-£60,204,008	-£60,639,553	-£61,728,415	-£68,276,027	-£71,938,035
60% LAR : 40% CIR	15%	-£33,700,565	-£73,013,611	-£77,612,810	-£78,046,877	-£79,136,581	-£85,705,842	-£89,355,430
60% LAR : 40% CIR	20%	-£53,005,295	-£90,487,692	-£95,112,660	-£95,549,251	-£96,640,731	-£103,189,611	-£106,827,878
60% LAR : 40% CIR	25%	-£72,383,262	-£108,059,532	-£112,672,574	-£113,107,938	-£114,196,347	-£120,726,801	-£124,354,830
60% LAR : 40% CIR	30%	-£91,808,980	-£125,681,530	-£130,282,987	-£130,717,251	-£131,802,911	-£138,316,872	-£141,935,739
60% LAR : 40% CIR	35%	-£111,281,963	-£143,352,155	-£147,943,384	-£148,376,677	-£149,459,907	-£155,959,290	-£159,570,058
60% LAR : 40% CIR	40%	-£130,801,727	-£161,070,910	-£165,653,255	-£166,085,701	-£167,166,818	-£173,653,518	-£177,257,239
60% LAR : 40% CIR	45%	-£150,367,789	-£178,837,295	-£183,412,085	-£183,843,812	-£184,923,127	-£191,446,445	-£195,079,334
60% LAR : 40% CIR	50%	-£169,979,663	-£196,663,968	-£201,277,181	-£201,712,525	-£202,800,886	-£209,331,045	-£212,958,911

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£140,212,977	£95,439,711	£90,789,495	£90,350,600	£89,253,362	£82,669,935	£79,012,475
60% LAR : 40% CIR	5%	£121,067,966	£78,116,147	£73,484,346	£73,047,193	£71,954,310	£65,397,007	£61,754,062
60% LAR : 40% CIR	10%	£101,873,666	£60,741,917	£56,127,117	£55,691,572	£54,602,710	£48,055,098	£44,393,090
60% LAR : 40% CIR	15%	£82,630,560	£43,317,514	£38,718,315	£38,284,248	£37,194,544	£30,625,283	£26,975,695
60% LAR : 40% CIR	20%	£63,325,830	£25,843,433	£21,218,465	£20,781,874	£19,690,394	£13,141,514	£9,503,247
60% LAR : 40% CIR	25%	£43,947,863	£8,271,593	£3,658,551	£3,223,187	£2,134,778	-£4,395,676	-£8,023,705
60% LAR : 40% CIR	30%	£24,522,145	-£9,350,405	-£13,951,862	-£14,386,126	-£15,471,786	-£21,985,747	-£25,604,614
60% LAR : 40% CIR	35%	£5,049,162	-£27,021,030	-£31,612,259	-£32,045,552	-£33,128,782	-£39,628,165	-£43,238,933
60% LAR : 40% CIR	40%	-£14,470,602	-£44,739,785	-£49,322,130	-£49,754,576	-£50,835,693	-£57,322,393	-£60,926,114
60% LAR : 40% CIR	45%	-£34,036,664	-£62,506,170	-£67,080,960	-£67,512,687	-£68,592,002	-£75,115,320	-£78,748,209
60% LAR : 40% CIR	50%	-£53,648,538	-£80,332,843	-£84,946,056	-£85,381,400	-£86,469,761	-£92,999,920	-£96,627,786

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£188,415,227	£143,641,961	£138,991,745	£138,552,850	£137,455,612	£130,872,185	£127,214,725
60% LAR : 40% CIR	5%	£169,270,216	£126,318,397	£121,686,596	£121,249,443	£120,156,560	£113,599,257	£109,956,312
60% LAR : 40% CIR	10%	£150,075,916	£108,944,167	£104,329,367	£103,893,822	£102,804,960	£96,257,348	£92,595,340
60% LAR : 40% CIR	15%	£130,832,810	£91,519,764	£86,920,565	£86,486,498	£85,396,794	£78,827,533	£75,177,945
60% LAR : 40% CIR	20%	£111,528,080	£74,045,683	£69,420,715	£68,984,124	£67,892,644	£61,343,764	£57,705,497
60% LAR : 40% CIR	25%	£92,150,113	£56,473,843	£51,860,801	£51,425,437	£50,337,028	£43,806,574	£40,178,545
60% LAR : 40% CIR	30%	£72,724,395	£38,851,845	£34,250,388	£33,816,124	£32,730,464	£26,216,503	£22,597,636
60% LAR : 40% CIR	35%	£53,251,412	£21,181,220	£16,589,991	£16,156,698	£15,073,468	£8,574,085	£4,963,317
60% LAR : 40% CIR	40%	£33,731,648	£3,462,465	-£1,119,880	-£1,552,326	-£2,633,443	-£9,120,143	-£12,723,864
60% LAR : 40% CIR	45%	£14,165,586	-£14,303,920	-£18,878,710	-£19,310,437	-£20,389,752	-£26,913,070	-£30,545,959
60% LAR : 40% CIR	50%	-£5,446,288	-£32,130,593	-£36,743,806	-£37,179,150	-£38,267,511	-£44,797,670	-£48,425,536

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£245,394,852	£200,621,586	£195,971,370	£195,532,475	£194,435,237	£187,851,810	£184,194,350
60% LAR : 40% CIR	5%	£226,249,841	£183,298,022	£178,666,221	£178,229,068	£177,136,185	£170,578,882	£166,935,937
60% LAR : 40% CIR	10%	£207,055,541	£165,923,792	£161,308,992	£160,873,447	£159,784,585	£153,236,973	£149,574,965
60% LAR : 40% CIR	15%	£187,812,435	£148,499,389	£143,900,190	£143,466,123	£142,376,419	£135,807,158	£132,157,570
60% LAR : 40% CIR	20%	£168,507,705	£131,025,308	£126,400,340	£125,963,749	£124,872,269	£118,323,389	£114,685,122
60% LAR : 40% CIR	25%	£149,129,738	£113,453,468	£108,840,426	£108,405,062	£107,316,653	£100,786,199	£97,158,170
60% LAR : 40% CIR	30%	£129,704,020	£95,831,470	£91,230,013	£90,795,749	£89,710,089	£83,196,128	£79,577,261
60% LAR : 40% CIR	35%	£110,231,037	£78,160,845	£73,569,616	£73,136,323	£72,053,093	£65,553,710	£61,942,942
60% LAR : 40% CIR	40%	£90,711,273	£60,442,090	£55,859,745	£55,427,299	£54,346,182	£47,859,482	£44,255,761
60% LAR : 40% CIR	45%	£71,145,211	£42,675,705	£38,100,915	£37,669,188	£36,589,873	£30,066,555	£26,433,666
60% LAR : 40% CIR	50%	£51,533,337	£24,849,032	£20,235,819	£19,800,475	£18,712,114	£12,181,955	£8,554,089

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		**Value Area**	**Zone C - £2,000 psf**

No Units	**575**
Site Area	**2.88 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£329,521,473	£284,430,188	£279,779,971	£279,341,076	£278,243,838	£271,660,411	£268,002,953
60% LAR : 40% CIR	5%	£309,131,524	£265,877,588	£261,245,787	£260,808,633	£259,715,749	£253,158,448	£249,515,502
60% LAR : 40% CIR	10%	£288,692,288	£247,274,322	£242,659,521	£242,223,976	£241,135,114	£234,601,943	£230,972,402
60% LAR : 40% CIR	15%	£268,204,245	£228,620,882	£224,021,682	£223,587,615	£222,502,445	£215,991,429	£212,374,197
60% LAR : 40% CIR	20%	£247,667,874	£209,917,764	£205,332,778	£204,900,057	£203,818,254	£197,312,718	£193,674,451
60% LAR : 40% CIR	25%	£227,083,657	£191,165,460	£186,593,317	£186,159,301	£185,070,892	£178,540,438	£174,912,408
60% LAR : 40% CIR	30%	£206,418,010	£172,350,618	£167,749,161	£167,314,896	£166,229,237	£159,715,275	£156,096,409
60% LAR : 40% CIR	35%	£185,696,018	£153,444,902	£148,853,673	£148,420,380	£147,337,150	£140,837,767	£137,226,999
60% LAR : 40% CIR	40%	£164,927,246	£134,491,056	£129,908,711	£129,476,265	£128,395,148	£121,908,448	£118,304,727
60% LAR : 40% CIR	45%	£144,112,176	£115,489,580	£110,914,790	£110,483,063	£109,403,748	£102,927,857	£99,330,140
60% LAR : 40% CIR	50%	£123,251,293	£96,440,970	£91,872,419	£91,441,290	£90,363,466	£83,842,829	£80,214,962

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£48,780,598	£3,689,313	-£960,904	-£1,399,799	-£2,497,037	-£9,080,464	-£12,737,922
60% LAR : 40% CIR	5%	£28,390,649	-£14,863,287	-£19,495,088	-£19,932,242	-£21,025,126	-£27,582,427	-£31,225,373
60% LAR : 40% CIR	10%	£7,951,413	-£33,466,553	-£38,081,354	-£38,516,899	-£39,605,761	-£46,138,932	-£49,768,473
60% LAR : 40% CIR	15%	-£12,536,630	-£52,119,993	-£56,719,193	-£57,153,260	-£58,238,430	-£64,749,446	-£68,366,678
60% LAR : 40% CIR	20%	-£33,073,001	-£70,823,111	-£75,408,097	-£75,840,818	-£76,922,621	-£83,428,157	-£87,066,424
60% LAR : 40% CIR	25%	-£53,657,218	-£89,575,415	-£94,147,558	-£94,581,574	-£95,669,983	-£102,200,437	-£105,828,467
60% LAR : 40% CIR	30%	-£74,322,865	-£108,390,257	-£112,991,714	-£113,425,979	-£114,511,638	-£121,025,600	-£124,644,466
60% LAR : 40% CIR	35%	-£95,044,857	-£127,295,973	-£131,887,202	-£132,320,495	-£133,403,725	-£139,903,108	-£143,513,876
60% LAR : 40% CIR	40%	-£115,813,629	-£146,249,819	-£150,832,164	-£151,264,610	-£152,345,727	-£158,832,427	-£162,436,148
60% LAR : 40% CIR	45%	-£136,628,699	-£165,251,295	-£169,826,085	-£170,257,812	-£171,337,127	-£177,813,018	-£181,410,735
60% LAR : 40% CIR	50%	-£157,489,582	-£184,299,905	-£188,868,456	-£189,299,585	-£190,377,409	-£196,898,046	-£200,525,913

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£165,111,723	£120,020,438	£115,370,221	£114,931,326	£113,834,088	£107,250,661	£103,593,203
60% LAR : 40% CIR	5%	£144,721,774	£101,467,838	£96,836,037	£96,398,883	£95,305,999	£88,748,698	£85,105,752
60% LAR : 40% CIR	10%	£124,282,538	£82,864,572	£78,249,771	£77,814,226	£76,725,364	£70,192,193	£66,562,652
60% LAR : 40% CIR	15%	£103,794,495	£64,211,132	£59,611,932	£59,177,865	£58,092,695	£51,581,679	£47,964,447
60% LAR : 40% CIR	20%	£83,258,124	£45,508,014	£40,923,028	£40,490,307	£39,408,504	£32,902,968	£29,264,701
60% LAR : 40% CIR	25%	£62,673,907	£26,755,710	£22,183,567	£21,749,551	£20,661,142	£14,130,688	£10,502,658
60% LAR : 40% CIR	30%	£42,008,260	£7,940,868	£3,339,411	£2,905,146	£1,819,487	-£4,694,475	-£8,313,341
60% LAR : 40% CIR	35%	£21,286,268	-£10,964,848	-£15,556,077	-£15,989,370	-£17,072,600	-£23,571,983	-£27,182,751
60% LAR : 40% CIR	40%	£517,496	-£29,918,694	-£34,501,039	-£34,933,485	-£36,014,602	-£42,501,302	-£46,105,023
60% LAR : 40% CIR	45%	-£20,297,574	-£48,920,170	-£53,494,960	-£53,926,687	-£55,006,002	-£61,481,893	-£65,079,610
60% LAR : 40% CIR	50%	-£41,158,457	-£67,968,780	-£72,537,331	-£72,968,460	-£74,046,284	-£80,566,921	-£84,194,788

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£213,313,973	£168,222,688	£163,572,471	£163,133,576	£162,036,338	£155,452,911	£151,795,453
60% LAR : 40% CIR	5%	£192,924,024	£149,670,088	£145,038,287	£144,601,133	£143,508,249	£136,950,948	£133,308,002
60% LAR : 40% CIR	10%	£172,484,788	£131,066,822	£126,452,021	£126,016,476	£124,927,614	£118,394,443	£114,764,902
60% LAR : 40% CIR	15%	£151,996,745	£112,413,382	£107,814,182	£107,380,115	£106,294,945	£99,783,929	£96,166,697
60% LAR : 40% CIR	20%	£131,460,374	£93,710,264	£89,125,278	£88,692,557	£87,610,754	£81,105,218	£77,466,951
60% LAR : 40% CIR	25%	£110,876,157	£74,957,960	£70,385,817	£69,951,801	£68,863,392	£62,332,938	£58,704,908
60% LAR : 40% CIR	30%	£90,210,510	£56,143,118	£51,541,661	£51,107,396	£50,021,737	£43,507,775	£39,888,909
60% LAR : 40% CIR	35%	£69,488,518	£37,237,402	£32,646,173	£32,212,880	£31,129,650	£24,630,267	£21,019,499
60% LAR : 40% CIR	40%	£48,719,746	£18,283,556	£13,701,211	£13,268,765	£12,187,648	£5,700,948	£2,097,227
60% LAR : 40% CIR	45%	£27,904,676	-£717,920	-£5,292,710	-£5,724,437	-£6,803,752	-£13,279,643	-£16,877,360
60% LAR : 40% CIR	50%	£7,043,793	-£19,766,530	-£24,335,081	-£24,766,210	-£25,844,034	-£32,364,671	-£35,992,538

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£270,293,598	£225,202,313	£220,552,096	£220,113,201	£219,015,963	£212,432,536	£208,775,078
60% LAR : 40% CIR	5%	£249,903,649	£206,649,713	£202,017,912	£201,580,758	£200,487,874	£193,930,573	£190,287,627
60% LAR : 40% CIR	10%	£229,464,413	£188,046,447	£183,431,646	£182,996,101	£181,907,239	£175,374,068	£171,744,527
60% LAR : 40% CIR	15%	£208,976,370	£169,393,007	£164,793,807	£164,359,740	£163,274,570	£156,763,554	£153,146,322
60% LAR : 40% CIR	20%	£188,439,999	£150,689,889	£146,104,903	£145,672,182	£144,590,379	£138,084,843	£134,446,576
60% LAR : 40% CIR	25%	£167,855,782	£131,937,585	£127,365,442	£126,931,426	£125,843,017	£119,312,563	£115,684,533
60% LAR : 40% CIR	30%	£147,190,135	£113,122,743	£108,521,286	£108,087,021	£107,001,362	£100,487,400	£96,868,534
60% LAR : 40% CIR	35%	£126,468,143	£94,217,027	£89,625,798	£89,192,505	£88,109,275	£81,609,892	£77,999,124
60% LAR : 40% CIR	40%	£105,699,371	£75,263,181	£70,680,836	£70,248,390	£69,167,273	£62,680,573	£59,076,852
60% LAR : 40% CIR	45%	£84,884,301	£56,261,705	£51,686,915	£51,255,188	£50,175,873	£43,699,982	£40,102,265
60% LAR : 40% CIR	50%	£64,023,418	£37,213,095	£32,644,544	£32,213,415	£31,135,591	£24,614,954	£20,987,087

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area	Zone C - RP Periphery £2,250 psf

No Units	575
Site Area	2.88 Ha

Sales value inflation		Growth
Build cost inflation		Growth
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£391,768,340	£345,882,004	£341,231,788	£340,792,893	£339,695,654	£333,112,228	£329,454,769
60% LAR : 40% CIR	5%	£368,266,048	£324,256,814	£319,625,012	£319,187,858	£318,094,975	£311,537,674	£307,894,728
60% LAR : 40% CIR	10%	£344,714,469	£302,580,957	£297,966,156	£297,530,611	£296,441,749	£289,908,577	£286,279,037
60% LAR : 40% CIR	15%	£321,114,082	£280,854,926	£276,255,727	£275,821,659	£274,736,489	£268,225,472	£264,608,241
60% LAR : 40% CIR	20%	£297,465,367	£259,079,218	£254,494,232	£254,061,511	£252,979,708	£246,488,890	£242,882,880
60% LAR : 40% CIR	25%	£273,768,807	£237,254,324	£232,682,180	£232,250,676	£231,171,917	£224,699,363	£221,103,499
60% LAR : 40% CIR	30%	£250,024,881	£215,380,738	£210,820,078	£210,389,664	£209,313,629	£202,857,421	£199,270,640
60% LAR : 40% CIR	35%	£226,234,070	£193,458,958	£188,908,434	£188,478,984	£187,405,357	£180,963,597	£177,367,453
60% LAR : 40% CIR	40%	£202,396,854	£171,489,473	£166,947,756	£166,519,144	£165,447,612	£158,961,175	£155,357,454
60% LAR : 40% CIR	45%	£178,459,901	£149,454,579	£144,879,789	£144,448,063	£143,368,747	£136,892,856	£133,295,140
60% LAR : 40% CIR	50%	£154,476,498	£127,318,242	£122,749,691	£122,318,562	£121,240,739	£114,773,801	£111,181,057

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£111,027,465	£65,141,129	£60,490,913	£60,052,018	£58,954,779	£52,371,353	£48,713,894
60% LAR : 40% CIR	5%	£87,525,173	£43,515,939	£38,884,137	£38,446,983	£37,354,100	£30,796,799	£27,153,853
60% LAR : 40% CIR	10%	£63,973,594	£21,840,082	£17,225,281	£16,789,736	£15,700,874	£9,167,702	£5,538,162
60% LAR : 40% CIR	15%	£40,373,207	£114,051	-£4,485,148	-£4,919,216	-£6,004,386	-£12,515,403	-£16,132,634
60% LAR : 40% CIR	20%	£16,724,492	-£21,661,657	-£26,246,643	-£26,679,364	-£27,761,167	-£34,251,985	-£37,857,995
60% LAR : 40% CIR	25%	-£6,972,068	-£43,486,551	-£48,058,695	-£48,490,199	-£49,568,958	-£56,041,512	-£59,637,376
60% LAR : 40% CIR	30%	-£30,715,994	-£65,360,137	-£69,920,797	-£70,351,211	-£71,427,246	-£77,883,454	-£81,470,235
60% LAR : 40% CIR	35%	-£54,506,805	-£87,281,917	-£91,832,441	-£92,261,891	-£93,335,518	-£99,777,278	-£103,373,422
60% LAR : 40% CIR	40%	-£78,344,021	-£109,251,402	-£113,793,119	-£114,221,731	-£115,293,263	-£121,779,700	-£125,383,421
60% LAR : 40% CIR	45%	-£102,280,974	-£131,286,296	-£135,861,086	-£136,292,812	-£137,372,128	-£143,848,019	-£147,445,735
60% LAR : 40% CIR	50%	-£126,264,377	-£153,422,633	-£157,991,184	-£158,422,313	-£159,500,136	-£165,967,074	-£169,559,818

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£227,358,590	£181,472,254	£176,822,038	£176,383,143	£175,285,904	£168,702,478	£165,045,019
60% LAR : 40% CIR	5%	£203,856,298	£159,847,064	£155,215,262	£154,778,108	£153,685,225	£147,127,924	£143,484,978
60% LAR : 40% CIR	10%	£180,304,719	£138,171,207	£133,556,406	£133,120,861	£132,031,999	£125,498,827	£121,869,287
60% LAR : 40% CIR	15%	£156,704,332	£116,445,176	£111,845,977	£111,411,909	£110,326,739	£103,815,722	£100,198,491
60% LAR : 40% CIR	20%	£133,055,617	£94,669,468	£90,084,482	£89,651,761	£88,569,958	£82,079,140	£78,473,130
60% LAR : 40% CIR	25%	£109,359,057	£72,844,574	£68,272,430	£67,840,926	£66,762,167	£60,289,613	£56,693,749
60% LAR : 40% CIR	30%	£85,615,131	£50,970,988	£46,410,328	£45,979,914	£44,903,879	£38,447,671	£34,860,890
60% LAR : 40% CIR	35%	£61,824,320	£29,049,208	£24,498,684	£24,069,234	£22,995,607	£16,553,847	£12,957,703
60% LAR : 40% CIR	40%	£37,987,104	£7,079,723	£2,538,006	£2,109,394	£1,037,862	-£5,448,575	-£9,052,296
60% LAR : 40% CIR	45%	£14,050,151	-£14,955,171	-£19,529,961	-£19,961,687	-£21,041,003	-£27,516,894	-£31,114,610
60% LAR : 40% CIR	50%	-£9,933,252	-£37,091,508	-£41,660,059	-£42,091,188	-£43,169,011	-£49,635,949	-£53,228,693

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£275,560,840	£229,674,504	£225,024,288	£224,585,393	£223,488,154	£216,904,728	£213,247,269
60% LAR : 40% CIR	5%	£252,058,548	£208,049,314	£203,417,512	£202,980,358	£201,887,475	£195,330,174	£191,687,228
60% LAR : 40% CIR	10%	£228,506,969	£186,373,457	£181,758,656	£181,323,111	£180,234,249	£173,701,077	£170,071,537
60% LAR : 40% CIR	15%	£204,906,582	£164,647,426	£160,048,227	£159,614,159	£158,528,989	£152,017,972	£148,400,741
60% LAR : 40% CIR	20%	£181,257,867	£142,871,718	£138,286,732	£137,854,011	£136,772,208	£130,281,390	£126,675,380
60% LAR : 40% CIR	25%	£157,561,307	£121,046,824	£116,474,680	£116,043,176	£114,964,417	£108,491,863	£104,895,999
60% LAR : 40% CIR	30%	£133,817,381	£99,173,238	£94,612,578	£94,182,164	£93,106,129	£86,649,921	£83,063,140
60% LAR : 40% CIR	35%	£110,026,570	£77,251,458	£72,700,934	£72,271,484	£71,197,857	£64,756,097	£61,159,953
60% LAR : 40% CIR	40%	£86,189,354	£55,281,973	£50,740,256	£50,311,644	£49,240,112	£42,753,675	£39,149,954
60% LAR : 40% CIR	45%	£62,252,401	£33,247,079	£28,672,289	£28,240,563	£27,161,247	£20,685,356	£17,087,640
60% LAR : 40% CIR	50%	£38,268,998	£11,110,742	£6,542,191	£6,111,062	£5,033,239	-£1,433,699	-£5,026,443

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£332,540,465	£286,654,129	£282,003,913	£281,565,018	£280,467,779	£273,884,353	£270,226,894
60% LAR : 40% CIR	5%	£309,038,173	£265,028,939	£260,397,137	£259,959,983	£258,867,100	£252,309,799	£248,666,853
60% LAR : 40% CIR	10%	£285,486,594	£243,353,082	£238,738,281	£238,302,736	£237,213,874	£230,680,702	£227,051,162
60% LAR : 40% CIR	15%	£261,886,207	£221,627,051	£217,027,852	£216,593,784	£215,508,614	£208,997,597	£205,380,366
60% LAR : 40% CIR	20%	£238,237,492	£199,851,343	£195,266,357	£194,833,636	£193,751,833	£187,261,015	£183,655,005
60% LAR : 40% CIR	25%	£214,540,932	£178,026,449	£173,454,305	£173,022,801	£171,944,042	£165,471,488	£161,875,624
60% LAR : 40% CIR	30%	£190,797,006	£156,152,863	£151,592,203	£151,161,789	£150,085,754	£143,629,546	£140,042,765
60% LAR : 40% CIR	35%	£167,006,195	£134,231,083	£129,680,559	£129,251,109	£128,177,482	£121,735,722	£118,139,578
60% LAR : 40% CIR	40%	£143,168,979	£112,261,598	£107,719,881	£107,291,269	£106,219,737	£99,733,300	£96,129,579
60% LAR : 40% CIR	45%	£119,232,026	£90,226,704	£85,651,914	£85,220,188	£84,140,872	£77,664,981	£74,067,265
60% LAR : 40% CIR	50%	£95,248,623	£68,090,367	£63,521,816	£63,090,687	£62,012,864	£55,545,926	£51,953,182

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats	
Value Area	**Zone C - RP Periphery £2,450 psf**

No Units	**575**
Site Area	**2.88 Ha**

Sales value inflation		**Growth**
Build cost inflation		**Growth**
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£441,565,833	£395,028,410	£390,393,241	£389,954,345	£388,857,108	£382,273,681	£378,616,221
60% LAR : 40% CIR	5%	£415,573,668	£370,960,195	£366,328,393	£365,891,240	£364,798,356	£358,241,054	£354,598,108
60% LAR : 40% CIR	10%	£389,532,213	£346,826,264	£342,211,464	£341,775,920	£340,687,057	£334,153,886	£330,524,346
60% LAR : 40% CIR	15%	£363,441,951	£322,642,162	£318,042,962	£317,608,894	£316,523,724	£310,012,708	£306,395,476
60% LAR : 40% CIR	20%	£337,303,362	£298,408,380	£293,823,395	£293,390,674	£292,308,870	£285,818,053	£282,212,044
60% LAR : 40% CIR	25%	£311,116,928	£274,125,413	£269,553,269	£269,121,766	£268,043,007	£261,570,453	£257,974,589
60% LAR : 40% CIR	30%	£284,883,127	£249,793,756	£245,233,096	£244,802,681	£243,726,647	£237,270,439	£233,683,657
60% LAR : 40% CIR	35%	£258,602,441	£225,413,902	£220,863,379	£220,433,928	£219,360,302	£212,918,543	£209,339,788
60% LAR : 40% CIR	40%	£232,275,350	£200,986,346	£196,444,628	£196,016,015	£194,944,485	£188,515,296	£184,943,524
60% LAR : 40% CIR	45%	£205,902,336	£176,511,581	£171,977,351	£171,549,452	£170,479,706	£164,061,231	£160,467,139
60% LAR : 40% CIR	50%	£179,456,661	£151,990,101	£147,451,509	£147,020,380	£145,942,557	£139,475,619	£135,882,876

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£160,824,958	£114,287,535	£109,652,366	£109,213,470	£108,116,233	£101,532,806	£97,875,346
60% LAR : 40% CIR	5%	£134,832,793	£90,219,320	£85,587,518	£85,150,365	£84,057,481	£77,500,179	£73,857,233
60% LAR : 40% CIR	10%	£108,791,338	£66,085,389	£61,470,589	£61,035,045	£59,946,182	£53,413,011	£49,783,471
60% LAR : 40% CIR	15%	£82,701,076	£41,901,287	£37,302,087	£36,868,019	£35,782,849	£29,271,833	£25,654,601
60% LAR : 40% CIR	20%	£56,562,487	£17,667,505	£13,082,520	£12,649,799	£11,567,995	£5,077,178	£1,471,169
60% LAR : 40% CIR	25%	£30,376,053	-£6,615,462	-£11,187,606	-£11,619,109	-£12,697,868	-£19,170,422	-£22,766,286
60% LAR : 40% CIR	30%	£4,142,252	-£30,947,119	-£35,507,779	-£35,938,194	-£37,014,228	-£43,470,436	-£47,057,218
60% LAR : 40% CIR	35%	-£22,138,434	-£55,326,973	-£59,877,496	-£60,306,947	-£61,380,573	-£67,822,332	-£71,401,087
60% LAR : 40% CIR	40%	-£48,465,525	-£79,754,529	-£84,296,247	-£84,724,860	-£85,796,390	-£92,225,579	-£95,797,351
60% LAR : 40% CIR	45%	-£74,838,539	-£104,229,294	-£108,763,524	-£109,191,423	-£110,261,169	-£116,679,644	-£120,273,736
60% LAR : 40% CIR	50%	-£101,284,214	-£128,750,774	-£133,289,366	-£133,720,495	-£134,798,318	-£141,265,256	-£144,857,999

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£277,156,083	£230,618,660	£225,983,491	£225,544,595	£224,447,358	£217,863,931	£214,206,471
60% LAR : 40% CIR	5%	£251,163,918	£206,550,445	£201,918,643	£201,481,490	£200,388,606	£193,831,304	£190,188,358
60% LAR : 40% CIR	10%	£225,122,463	£182,416,514	£177,801,714	£177,366,170	£176,277,307	£169,744,136	£166,114,596
60% LAR : 40% CIR	15%	£199,032,201	£158,232,412	£153,633,212	£153,199,144	£152,113,974	£145,602,958	£141,985,726
60% LAR : 40% CIR	20%	£172,893,612	£133,998,630	£129,413,645	£128,980,924	£127,899,120	£121,408,303	£117,802,294
60% LAR : 40% CIR	25%	£146,707,178	£109,715,663	£105,143,519	£104,712,016	£103,633,257	£97,160,703	£93,564,839
60% LAR : 40% CIR	30%	£120,473,377	£85,384,006	£80,823,346	£80,392,931	£79,316,897	£72,860,689	£69,273,907
60% LAR : 40% CIR	35%	£94,192,691	£61,004,152	£56,453,629	£56,024,178	£54,950,552	£48,508,793	£44,930,038
60% LAR : 40% CIR	40%	£67,865,600	£36,576,596	£32,034,878	£31,606,265	£30,534,735	£24,105,546	£20,533,774
60% LAR : 40% CIR	45%	£41,492,586	£12,101,831	£7,567,601	£7,139,702	£6,069,956	-£348,519	-£3,942,611
60% LAR : 40% CIR	50%	£15,046,911	-£12,419,649	-£16,958,241	-£17,389,370	-£18,467,193	-£24,934,131	-£28,526,874

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£325,358,333	£278,820,910	£274,185,741	£273,746,845	£272,649,608	£266,066,181	£262,408,721
60% LAR : 40% CIR	5%	£299,366,168	£254,752,695	£250,120,893	£249,683,740	£248,590,856	£242,033,554	£238,390,608
60% LAR : 40% CIR	10%	£273,324,713	£230,618,764	£226,003,964	£225,568,420	£224,479,557	£217,946,386	£214,316,846
60% LAR : 40% CIR	15%	£247,234,451	£206,434,662	£201,835,462	£201,401,394	£200,316,224	£193,805,208	£190,187,976
60% LAR : 40% CIR	20%	£221,095,862	£182,200,880	£177,615,895	£177,183,174	£176,101,370	£169,610,553	£166,004,544
60% LAR : 40% CIR	25%	£194,909,428	£157,917,913	£153,345,769	£152,914,266	£151,835,507	£145,362,953	£141,767,089
60% LAR : 40% CIR	30%	£168,675,627	£133,586,256	£129,025,596	£128,595,181	£127,519,147	£121,062,939	£117,476,157
60% LAR : 40% CIR	35%	£142,394,941	£109,206,402	£104,655,879	£104,226,428	£103,152,802	£96,711,043	£93,132,288
60% LAR : 40% CIR	40%	£116,067,850	£84,778,846	£80,237,128	£79,808,515	£78,736,985	£72,307,796	£68,736,024
60% LAR : 40% CIR	45%	£89,694,836	£60,304,081	£55,769,851	£55,341,952	£54,272,206	£47,853,731	£44,259,639
60% LAR : 40% CIR	50%	£63,249,161	£35,782,601	£31,244,009	£30,812,880	£29,735,057	£23,268,119	£19,675,376

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£382,337,958	£335,800,535	£331,165,366	£330,726,470	£329,629,233	£323,045,806	£319,388,346
60% LAR : 40% CIR	5%	£356,345,793	£311,732,320	£307,100,518	£306,663,365	£305,570,481	£299,013,179	£295,370,233
60% LAR : 40% CIR	10%	£330,304,338	£287,598,389	£282,983,589	£282,548,045	£281,459,182	£274,926,011	£271,296,471
60% LAR : 40% CIR	15%	£304,214,076	£263,414,287	£258,815,087	£258,381,019	£257,295,849	£250,784,833	£247,167,601
60% LAR : 40% CIR	20%	£278,075,487	£239,180,505	£234,595,520	£234,162,799	£233,080,995	£226,590,178	£222,984,169
60% LAR : 40% CIR	25%	£251,889,053	£214,897,538	£210,325,394	£209,893,891	£208,815,132	£202,342,578	£198,746,714
60% LAR : 40% CIR	30%	£225,655,252	£190,565,881	£186,005,221	£185,574,806	£184,498,772	£178,042,564	£174,455,782
60% LAR : 40% CIR	35%	£199,374,566	£166,186,027	£161,635,504	£161,206,053	£160,132,427	£153,690,668	£150,111,913
60% LAR : 40% CIR	40%	£173,047,475	£141,758,471	£137,216,753	£136,788,140	£135,716,610	£129,287,421	£125,715,649
60% LAR : 40% CIR	45%	£146,674,461	£117,283,706	£112,749,476	£112,321,577	£111,251,831	£104,833,356	£101,239,264
60% LAR : 40% CIR	50%	£120,228,786	£92,762,226	£88,223,634	£87,792,505	£86,714,682	£80,247,744	£76,655,001