

Appendix 5 - Student accommodation appraisal results

LB Camden
Local Plan Viability Testing 2025

CT - 200 Bed Student Accommodation Only

No Conventional AH Units	0
Site Area	0.21 Ha

Residual land values:

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

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Private Student Accommodation Scenario	£23,074,662	£20,828,049	£20,726,122	£20,663,841	£20,503,490	£18,888,978	£18,750,205
10% Affordable Student Accommodation Scenario	£19,431,449	£17,243,089	£17,143,164	£17,078,964	£16,918,633	£15,314,020	£15,185,544
20% Affordable Student Accommodation Scenario	£15,788,236	£13,658,131	£13,558,207	£13,494,026	£13,333,675	£11,729,062	£11,590,586
30% Affordable Student Accommodation Scenario	£12,145,022	£10,073,173	£9,973,249	£9,909,069	£9,748,617	£8,144,105	£7,995,332
35% Affordable Student Accommodation Scenario	£10,323,416	£8,250,666	£8,150,770	£8,116,589	£7,956,138	£6,351,626	£6,202,853
40% Affordable Student Accommodation Scenario	£8,501,809	£6,488,216	£6,388,291	£6,324,111	£6,163,660	£4,559,147	£4,410,375
50% Affordable Student Accommodation Scenario	£4,859,596	£2,960,258	£2,860,334	£2,796,154	£2,578,702	£974,190	£226,417

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

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Private Student Accommodation Scenario	£3,560,372	£3,217,926	£2,217,832	£1,577,851	£1,587,797	£1,587,797	£1,587,797
10% Affordable Student Accommodation Scenario	£1,074,841	£3,293,391	£3,363,736	£3,427,308	£3,491,715	£3,491,715	£3,491,715
20% Affordable Student Accommodation Scenario	£4,710,264	£4,844,158	£4,348,063	£2,072,454	£2,072,454	£2,072,454	£2,072,454
30% Affordable Student Accommodation Scenario	£9,361,299	£10,633,117	£10,533,341	£10,597,221	£10,727,873	£12,382,185	£13,110,598
35% Affordable Student Accommodation Scenario	£11,962,714	£12,922,566	£12,822,620	£12,886,711	£12,950,715	£14,545,864	£15,274,277
40% Affordable Student Accommodation Scenario	£12,034,431	£14,018,074	£14,117,999	£14,182,173	£14,322,839	£15,947,143	£16,675,515
50% Affordable Student Accommodation Scenario	£18,842,898	£17,683,092	£17,789,698	£17,967,136	£18,222,898	£19,538,100	£20,266,679

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

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Private Student Accommodation Scenario	£1,005,602	£8,718,985	£8,719,002	£8,504,881	£7,484,430	£6,889,918	£6,141,135
10% Affordable Student Accommodation Scenario	£7,422,389	£5,234,039	£5,134,104	£5,099,924	£4,909,473	£3,304,900	£2,561,042
20% Affordable Student Accommodation Scenario	£1,452,662	£1,450,929	£1,450,929	£1,450,929	£1,524,127	£2,790,968	£3,068,198
30% Affordable Student Accommodation Scenario	£1,135,962	£1,135,962	£2,030,811	£2,000,801	£2,260,449	£3,684,935	£4,413,726
35% Affordable Student Accommodation Scenario	£1,897,984	£2,128,216	£2,128,216	£2,128,216	£2,128,216	£2,128,216	£2,128,216
40% Affordable Student Accommodation Scenario	£1,897,984	£1,897,984	£1,897,984	£1,897,984	£1,897,984	£1,897,984	£1,897,984
50% Affordable Student Accommodation Scenario	£2,135,854	£2,135,854	£2,135,854	£2,135,854	£2,135,854	£2,135,854	£2,135,854

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

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Private Student Accommodation Scenario	£8,240,862	£10,338,956	£10,239,222	£10,175,741	£10,015,260	£10,015,260	£10,015,260
10% Affordable Student Accommodation Scenario	£19,943,249	£8,754,889	£8,654,964	£8,590,784	£8,430,333	£6,825,820	£6,077,048
20% Affordable Student Accommodation Scenario	£7,300,036	£5,169,911	£5,070,007	£5,005,826	£4,845,375	£3,240,862	£2,492,090
30% Affordable Student Accommodation Scenario	£3,659,892	£1,584,973	£1,485,049	£1,420,869	£1,260,417	£644,065	£1,592,986
35% Affordable Student Accommodation Scenario	£1,835,216	£1,835,216	£2,000,000	£2,000,000	£2,000,000	£2,000,000	£2,000,000
40% Affordable Student Accommodation Scenario	£1,135,962	£1,135,962	£2,000,000	£2,000,000	£2,000,000	£2,000,000	£2,000,000
50% Affordable Student Accommodation Scenario	£4,976,954	£4,976,954	£4,976,954	£4,976,954	£4,976,954	£4,976,954	£4,976,954

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

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Private Student Accommodation Scenario	£18,749,432	£15,201,830	£15,201,830	£15,177,791	£15,177,791	£15,177,791	£15,177,791
10% Affordable Student Accommodation Scenario	£15,109,239	£12,918,879	£12,918,879	£12,732,774	£12,592,323	£10,987,810	£10,239,038
20% Affordable Student Accommodation Scenario	£11,649,206	£9,311,921	£9,311,921	£9,107,815	£8,901,265	£7,462,852	£6,654,480
30% Affordable Student Accommodation Scenario	£7,818,812	£5,746,963	£5,647,039	£5,582,859	£5,422,407	£3,817,896	£3,069,122
35% Affordable Student Accommodation Scenario	£5,991,206	£3,924,495	£3,824,560	£3,760,379	£3,629,926	£2,025,416	£1,276,043
40% Affordable Student Accommodation Scenario	£4,175,598	£2,162,006	£2,062,081	£2,007,901	£1,901,450	£250,901	£1,107,800
50% Affordable Student Accommodation Scenario	£532,386	£1,424,692	£1,322,078	£1,267,399	£1,247,908	£3,162,059	£4,180,780

LB Camden
Local Plan Viability Testing 2025

CT - 200 Bed Student Accommodation Only

No Conventional AH Units	0
Site Area	0.21 Ha

Residual land values:

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Private Student Accommodation Scenario	£18,586,561	£14,733,448	£14,833,524	£14,569,343	£14,408,891	£12,864,390	£12,555,607
10% Affordable Student Accommodation Scenario	£18,451,158	£11,589,140	£11,489,216	£11,435,035	£11,264,583	£9,660,072	£9,411,299
20% Affordable Student Accommodation Scenario	£12,205,755	£8,444,832	£8,344,907	£8,280,727	£8,120,276	£6,515,763	£5,766,961
30% Affordable Student Accommodation Scenario	£9,010,352	£5,300,524	£5,200,599	£5,136,419	£4,975,968	£3,371,455	£2,622,652
35% Affordable Student Accommodation Scenario	£7,412,651	£3,726,370	£3,626,446	£3,562,265	£3,401,814	£1,796,302	£1,560,529
40% Affordable Student Accommodation Scenario	£6,814,949	£2,166,217	£2,066,291	£1,992,111	£1,831,660	£227,147	£255,584
50% Affordable Student Accommodation Scenario	£2,619,545	£1,003,198	£1,104,618	£1,169,777	£1,332,677	£2,961,671	£3,721,668

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Private Student Accommodation Scenario	£3,587,473	£3,572,512	£3,575,086	£3,575,086	£3,575,086	£3,575,086	£3,575,086
10% Affordable Student Accommodation Scenario	£3,106,132	£3,017,155	£3,017,074	£3,017,074	£3,241,707	£10,846,216	£11,594,561
20% Affordable Student Accommodation Scenario	£3,200,235	£1,012,801,458	£1,012,033	£1,012,033	£1,012,033	£1,012,033	£1,012,033
30% Affordable Student Accommodation Scenario	£11,485,538	£15,255,796	£15,309,891	£15,309,891	£15,530,322	£17,134,835	£17,883,058
35% Affordable Student Accommodation Scenario	£13,083,838	£16,977,020	£16,977,844	£16,977,844	£17,024,636	£18,366,985	£19,435,331
40% Affordable Student Accommodation Scenario	£14,631,341	£18,150,073	£18,144,509	£18,144,513	£18,074,839	£20,779,143	£21,530,874
50% Affordable Student Accommodation Scenario	£12,886,748	£21,089,468	£21,030,038	£21,076,987	£21,038,992	£23,467,981	£24,228,198

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Private Student Accommodation Scenario	£5,987,907	£5,743,335	£5,724,244	£5,565,285	£5,399,831	£4,995,305	£4,651,541
10% Affordable Student Accommodation Scenario	£3,392,099	£419,820	£419,820	£419,820	£744,477	£2,348,986	£3,097,761
20% Affordable Student Accommodation Scenario	£2,406,145	£1,012,033	£1,012,033	£1,012,033	£1,012,033	£1,012,033	£1,012,033
30% Affordable Student Accommodation Scenario	£2,898,708	£3,758,136	£3,808,461	£3,872,841	£7,033,026	£8,037,005	£9,386,376
35% Affordable Student Accommodation Scenario	£4,086,495	£5,420,635	£5,385,614	£5,444,726	£6,016,475	£7,121,621,035	£8,130,621,035
40% Affordable Student Accommodation Scenario	£5,184,911	£6,802,843	£6,862,708	£6,924,049	£7,017,450	£11,012,612	£12,012,612
50% Affordable Student Accommodation Scenario	£6,389,916	£13,019,228	£13,119,879	£13,175,871	£13,241,739	£14,676,781	£16,192,698

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Private Student Accommodation Scenario	£5,105,361	£5,245,225	£5,185,254	£5,051,143	£4,920,651	£4,976,185	£4,927,807
10% Affordable Student Accommodation Scenario	£6,912,958	£3,100,940	£3,001,016	£2,838,835	£2,778,383	£1,171,872	£423,095
20% Affordable Student Accommodation Scenario	£3,717,555	£44,944	£46,958	£67,493	£67,493	£67,493	£67,493
30% Affordable Student Accommodation Scenario	£522,152	£3,181,676	£3,267,601	£3,351,781	£3,512,232	£5,116,745	£5,865,518
35% Affordable Student Accommodation Scenario	£3,568,495	£3,928,182	£3,895,754	£3,928,182	£4,088,798	£5,188,798	£5,937,621
40% Affordable Student Accommodation Scenario	£2,675,251	£5,131,983	£5,431,309	£5,469,089	£5,695,520	£6,381,053	£7,077,764
50% Affordable Student Accommodation Scenario	£5,895,855	£8,451,398	£9,592,818	£9,897,477	£9,870,872	£11,448,821	£12,439,098

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Private Student Accommodation Scenario	£10,210,301	£10,402,230	£10,307,514	£10,243,151	£10,082,081	£9,478,175	£7,729,307
10% Affordable Student Accommodation Scenario	£11,074,948	£7,292,890	£7,163,006	£7,098,825	£6,938,373	£5,333,892	£4,585,089
20% Affordable Student Accommodation Scenario	£1,514,545	£4,118,662	£4,118,662	£4,118,662	£4,118,662	£4,118,662	£4,118,662
30% Affordable Student Accommodation Scenario	£4,684,142	£974,914	£874,389	£810,209	£649,758	£464,755	£1,750,524
35% Affordable Student Accommodation Scenario	£3,086,441	£3,997,840	£3,997,748	£3,997,748	£4,022,396	£4,022,396	£4,022,396
40% Affordable Student Accommodation Scenario	£1,486,738	£3,109,865	£2,269,619	£2,245,069	£2,494,560	£4,000,063	£4,000,063
50% Affordable Student Accommodation Scenario	£1,796,868	£5,128,574	£5,430,608	£5,430,608	£5,695,897	£7,757,851	£8,548,078

LB Camden
Local Plan Viability Testing 2025

C7 - 200 Bed Student Accommodation and 35% of floorspace conventional Affordable Housing				Value Area		Central London (CL Zone A)	
No Conventional Units				Sales value Inflation		Base	
Site Area				Build cost inflation		Base	
0.21 Ha				Tenure		LAR - CR	
Residual land values:							
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Higher Value Secondary Offices							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Medium Value Secondary Offices							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Lower Value Secondary Offices / Community Space							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution							
Base Build Costs and Access Prt M4(2) & Building Safety Levy				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Student Accommodation with 35% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Student Accommodation with 50% Conventional AH (LAR - CIL)				£12,330,688		£12,330,688	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution							

LB Camden
Local Plan Viability Testing 2025

C7 - 200 Bed Student Accommodation and 35% of floorspace conventional Affordable Housing	
No. Conventional Units	44
Site Area	0.21 Ha

Residual land values:

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

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Student Accommodation with 35% Conventional AH (LAR - CIL)	£1,192,835	£1,543,695	£1,552,401	£1,559,832	£1,614,665	£1,614,665	£1,614,665
Student Accommodation with 50% Conventional AH (LAR - CIL)	£7,852,587	£4,208,457	£4,165,720	£4,047,505	£3,749,664	£1,340,450	£113,915

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

£97,849,000

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Student Accommodation with 35% Conventional AH (LAR - CIL)	26,213,401	312,351,640	312,375,788	312,778,329	313,032,338	313,213,237	313,262,780
Student Accommodation with 50% Conventional AH (LAR - CIL)	£14,126,170	£19,462,861	£19,330,244	£19,428,172	£19,428,026	£19,428,026	£19,428,026

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

£57,186,000

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Student Accommodation with 35% Conventional AH (LAR - CIL)	7,913,225	23,042,116	23,176,503	23,273,145	23,333,338	23,719,260	27,784,893
Student Accommodation with 50% Conventional AH (LAR - CIL)	£4,106,473	£7,710,133	£7,461,334	£7,461,405	£7,461,405	£7,461,405	£7,461,405

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

£48,420,000

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Student Accommodation with 35% Conventional AH (LAR - CIL)	£7,604,630	20,913,555	20,950,769	21,273,706	21,014,708	20,780,250	21,191,001
Student Accommodation with 50% Conventional AH (LAR - CIL)	£4,646,641	£4,461,173	£4,514,444	£4,461,405	£4,461,405	£4,461,405	£4,461,405

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

£20,601,000

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Student Accommodation with 35% Conventional AH (LAR - CIL)	45,766,849	£3,638,440	£3,508,281	£3,403,702	£3,147,252	£366,702	£112,001
Student Accommodation with 50% Conventional AH (LAR - CIL)	£3,526,377	£4,461,173	£4,461,405	£4,461,405	£4,461,405	£4,461,405	£4,461,405

LB Camden
Local Plan Viability Testing 2025

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

No. Conventional Units 44

Site Area 0.21 Ha

Residual land values:

Value Area Central London (CL Zone A)

Sales value inflation Base

Build cost inflation Base

Tenure LAR : GR

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Private Student Accommodation Scenario & 35% Conventional AH	£15,178,355	£15,178,355	£15,290,807	£15,290,807	£15,290,807	£15,290,807	£15,290,807
10% Affordable Student Accommodation Scenario & 30% Conventional AH	£11,922,722	£8,726,187	£8,054,029	£8,054,029	£8,209,001	£8,114,507	£8,045,745
20% Affordable Student Accommodation Scenario & 30% Conventional AH	£8,384,500	£5,181,250	£4,569,012	£4,569,012	£4,713,044	£4,520,560	£4,450,785
30% Affordable Student Accommodation Scenario & 30% Conventional AH	£4,641,296	£1,696,272	£1,484,114	£1,381,534	£1,329,086	£1,271,512	£2,156,552
35% Affordable Student Accommodation Scenario & 30% Conventional AH	£2,819,096	£186,044	£111,010	£57,724	£277,570	£289,841	£3,919,411
40% Affordable Student Accommodation Scenario & 30% Conventional AH	£965,083	£2,068,877	£4,133,493	£2,217,043	£6,499,469	£4,711,170	£3,762,239
100% Affordable Student Accommodation Scenario & 30% Conventional AH	£2,685,489	£5,648,834	£5,772,556	£5,876,701	£6,137,063	£8,300,827	£9,436,897

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,549,000

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Private Student Accommodation Scenario & 35% Conventional AH	£8,578,568	£11,735,353	£11,852,261	£11,852,261	£12,211,288	£12,377,783	£15,460,545
10% Affordable Student Accommodation Scenario & 30% Conventional AH	£4,621,421	£1,353,960	£1,028,216	£1,028,216	£1,135,266	£1,135,266	£1,045,658
20% Affordable Student Accommodation Scenario & 30% Conventional AH	£18,854,884	£18,360,016	£19,028,176	£19,124,756	£19,381,204	£21,577,802	£22,892,472
30% Affordable Student Accommodation Scenario & 30% Conventional AH	£1,055,055	£29,305,365	£29,305,365	£29,305,365	£29,305,365	£29,305,365	£29,305,365
40% Affordable Student Accommodation Scenario & 30% Conventional AH	£13,009,207	£22,515,167	£22,639,169	£22,743,333	£23,003,699	£23,217,460	£26,330,539
100% Affordable Student Accommodation Scenario & 30% Conventional AH	£64,391,198	£66,568,666	£66,876,864	£66,982,061	£68,643,368	£68,897,437	£69,646,168

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£87,186,000

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Private Student Accommodation Scenario & 35% Conventional AH	£1,001,961	£1,001,961	£1,001,961	£1,001,961	£1,001,961	£1,001,961	£1,001,961
10% Affordable Student Accommodation Scenario & 30% Conventional AH	£41,296	£3,251,878	£3,308,031	£3,407,811	£3,714,059	£5,869,363	£8,863,315
20% Affordable Student Accommodation Scenario & 30% Conventional AH	£1,124,051	£4,817,630	£4,916,086	£4,967,466	£5,269,466	£5,476,316	£10,464,048
30% Affordable Student Accommodation Scenario & 30% Conventional AH	£7,587,764	£10,462,768	£10,533,440	£10,577,539	£10,683,074	£10,683,074	£14,165,642
35% Affordable Student Accommodation Scenario & 30% Conventional AH	£6,196,476	£12,108,106	£12,122,132	£12,146,274	£12,446,836	£14,400,401	£15,864,471
40% Affordable Student Accommodation Scenario & 30% Conventional AH	£11,010,377	£12,117,807	£12,141,809	£12,146,363	£14,000,493	£12,120,230	£11,720,230
100% Affordable Student Accommodation Scenario & 30% Conventional AH	£14,146,106	£14,146,106	£14,146,106	£14,146,106	£14,146,106	£14,146,106	£14,146,106

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£46,420,000

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Private Student Accommodation Scenario & 35% Conventional AH	£7,582,730	£3,872,346	£3,750,787	£3,642,207	£3,301,799	£1,311,265	£142,920
10% Affordable Student Accommodation Scenario & 30% Conventional AH	£3,439,529	£293,467	£159,629	£159,629	£159,629	£159,629	£159,629
20% Affordable Student Accommodation Scenario & 30% Conventional AH	£263,641	£3,266,136	£3,416,124	£3,561,704	£3,718,106	£5,358,506	£7,727,413
30% Affordable Student Accommodation Scenario & 30% Conventional AH	£1,626,254	£3,861,148	£3,916,086	£3,967,466	£4,266,116	£5,358,506	£10,464,048
35% Affordable Student Accommodation Scenario & 30% Conventional AH	£1,606,516	£4,801,270	£4,801,270	£4,801,270	£4,801,270	£11,379,541	£15,864,471
40% Affordable Student Accommodation Scenario & 30% Conventional AH	£7,430,117	£10,467,027	£10,533,440	£10,577,539	£10,683,074	£10,683,074	£14,165,642
100% Affordable Student Accommodation Scenario & 30% Conventional AH	£1,117,096	£14,146,106	£14,146,106	£14,146,106	£14,146,106	£14,146,106	£14,146,106

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Private Student Accommodation Scenario & 35% Conventional AH	£11,244,725	£8,054,036	£7,812,777	£7,815,187	£7,853,749	£5,373,255	£4,304,456
10% Affordable Student Accommodation Scenario & 30% Conventional AH	£7,601,014	£4,469,977	£4,327,818	£4,325,239	£3,861,791	£1,786,297	£719,526
20% Affordable Student Accommodation Scenario & 30% Conventional AH	£3,958,269	£3,663,020	£2,742,862	£2,640,282	£2,883,834	£1,786,297	£2,488,428
30% Affordable Student Accommodation Scenario & 30% Conventional AH	£315,096	£2,944,096	£2,944,096	£2,944,096	£2,944,096	£2,944,096	£2,944,096
35% Affordable Student Accommodation Scenario & 30% Conventional AH	£1,806,529	£4,915,296	£4,915,296	£4,915,296	£5,003,766	£7,217,561	£8,359,621
40% Affordable Student Accommodation Scenario & 30% Conventional AH	£3,411,121	£5,181,104	£5,181,104	£5,181,104	£5,181,104	£5,181,104	£5,181,104
100% Affordable Student Accommodation Scenario & 30% Conventional AH	£7,411,725	£9,674,154	£10,666,056	£10,666,056	£10,666,056	£10,666,056	£10,666,056

LB Camden
Local Plan Viability Testing 2025

C7 - 200 Bed Student Accommodation and 35% of floorspace conventional Affordable Housing				Value Area		Rest of Camden, Highgate and Hampstead (CIL Zones B & C)	
No Conventional Units				Sales value inflation		Base	
Site Area				Build cost inflation		Base	
				Tenure		LAR - CR	
Residual land values:							
				Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	
Base Build Costs and Access Pmt M4(2) & Building Safety Levy				Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
Tenure				Tenure		Tenure	
100% Private Student Accommodation Scenario & 35% Conventional AH				£1,192,835		£1,339,812	
10% Affordable Student Accommodation Scenario & 35% Conventional AH				£2,897,432		£4,585,004	
20% Affordable Student Accommodation Scenario & 35% Conventional AH				£4,102,520		£6,441,366	
30% Affordable Student Accommodation Scenario & 35% Conventional AH				£1,506,826		£1,624,853	
35% Affordable Student Accommodation Scenario & 35% Conventional AH				£54,466		£1,223,893	
40% Affordable Student Accommodation Scenario & 35% Conventional AH				£1,714,545		£4,811,137	
100% Affordable Student Accommodation Scenario & 35% Conventional AH				£4,958,705		£8,009,422	
Residual Land values compared to benchmark land values							
Higher Value Secondary Offices						£97,549,000	
Tenure				Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	
100% Private Student Accommodation Scenario & 35% Conventional AH				£1,192,835		£1,339,812	
10% Affordable Student Accommodation Scenario & 35% Conventional AH				£2,897,432		£4,585,004	
20% Affordable Student Accommodation Scenario & 35% Conventional AH				£4,102,520		£6,441,366	
30% Affordable Student Accommodation Scenario & 35% Conventional AH				£1,506,826		£1,624,853	
35% Affordable Student Accommodation Scenario & 35% Conventional AH				£54,466		£1,223,893	
40% Affordable Student Accommodation Scenario & 35% Conventional AH				£1,714,545		£4,811,137	
100% Affordable Student Accommodation Scenario & 35% Conventional AH				£4,958,705		£8,009,422	
Residual Land values compared to benchmark land values							
Medium Value Secondary Offices						£87,186,000	
Tenure				Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	
100% Private Student Accommodation Scenario & 35% Conventional AH				£1,192,835		£1,339,812	
10% Affordable Student Accommodation Scenario & 35% Conventional AH				£2,897,432		£4,585,004	
20% Affordable Student Accommodation Scenario & 35% Conventional AH				£4,102,520		£6,441,366	
30% Affordable Student Accommodation Scenario & 35% Conventional AH				£1,506,826		£1,624,853	
35% Affordable Student Accommodation Scenario & 35% Conventional AH				£54,466		£1,223,893	
40% Affordable Student Accommodation Scenario & 35% Conventional AH				£1,714,545		£4,811,137	
100% Affordable Student Accommodation Scenario & 35% Conventional AH				£4,958,705		£8,009,422	
Residual Land values compared to benchmark land values							
Lower Value Secondary Offices / Community Space						£48,420,000	
Tenure				Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	
100% Private Student Accommodation Scenario & 35% Conventional AH				£1,192,835		£1,339,812	
10% Affordable Student Accommodation Scenario & 35% Conventional AH				£2,897,432		£4,585,004	
20% Affordable Student Accommodation Scenario & 35% Conventional AH				£4,102,520		£6,441,366	
30% Affordable Student Accommodation Scenario & 35% Conventional AH				£1,506,826		£1,624,853	
35% Affordable Student Accommodation Scenario & 35% Conventional AH				£54,466		£1,223,893	
40% Affordable Student Accommodation Scenario & 35% Conventional AH				£1,714,545		£4,811,137	
100% Affordable Student Accommodation Scenario & 35% Conventional AH				£4,958,705		£8,009,422	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution						£20,691,000	
Tenure				Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	
100% Private Student Accommodation Scenario & 35% Conventional AH				£1,192,835		£1,339,812	
10% Affordable Student Accommodation Scenario & 35% Conventional AH				£2,897,432		£4,585,004	
20% Affordable Student Accommodation Scenario & 35% Conventional AH				£4,102,520		£6,441,366	
30% Affordable Student Accommodation Scenario & 35% Conventional AH				£1,506,826		£1,624,853	
35% Affordable Student Accommodation Scenario & 35% Conventional AH				£54,466		£1,223,893	
40% Affordable Student Accommodation Scenario & 35% Conventional AH				£1,714,545		£4,811,137	
100% Affordable Student Accommodation Scenario & 35% Conventional AH				£4,958,705		£8,009,422	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution						£20,691,000	
Tenure				Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	
100% Private Student Accommodation Scenario & 35% Conventional AH				£1,192,835		£1,339,812	
10% Affordable Student Accommodation Scenario & 35% Conventional AH				£2,897,432		£4,585,004	
20% Affordable Student Accommodation Scenario & 35% Conventional AH				£4,102,520		£6,441,366	
30% Affordable Student Accommodation Scenario & 35% Conventional AH				£1,506,826		£1,624,853	
35% Affordable Student Accommodation Scenario & 35% Conventional AH				£54,466		£1,223,893	
40% Affordable Student Accommodation Scenario & 35% Conventional AH				£1,714,545		£4,811,137	
100% Affordable Student Accommodation Scenario & 35% Conventional AH				£4,958,705		£8,009,422	
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution						£20,691,000	

LB Camden
Local Plan Viability Testing 2025

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

No. Conventional Units 63
Site Area 0.21 Ha

Residual land values:

Value Area Central London (CIL Zone A)

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

Tenure	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
100% Private Student Accommodation Scenario & 50% Conventional AH	£19,303,369	£19,303,369	£19,303,369	£19,303,369	£19,303,369	£19,303,369	£19,303,369
10% Affordable Student Accommodation Scenario & 50% Conventional AH	£8,887,475	£8,120,024	£4,988,363	£4,889,134	£4,577,202	£2,141,986	£935,049
20% Affordable Student Accommodation Scenario & 50% Conventional AH	£5,444,262	£1,150,066	£1,403,390	£1,361,446	£1,066,444	£1,464,867	£2,694,342
30% Affordable Student Accommodation Scenario & 50% Conventional AH	£1,401,049	£2,081,168	£2,214,840	£2,335,318	£2,638,363	£5,104,644	£8,330,001
35% Affordable Student Accommodation Scenario & 50% Conventional AH	£456,814	£3,196,988	£4,134,702	£4,165,474	£4,458,184	£8,024,473	£14,144,823
40% Affordable Student Accommodation Scenario & 50% Conventional AH	£2,776,376	£3,750,827	£3,654,598	£3,975,576	£4,578,023	£8,124,302	£13,969,058
50% Affordable Student Accommodation Scenario & 50% Conventional AH	£4,875,178	£3,360,484	£3,434,205	£3,615,233	£3,817,880	£4,12,363,869	£13,669,316

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

£37,649,000

Tenure	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
100% Private Student Accommodation Scenario & 50% Conventional AH	£19,303,369	£19,303,369	£19,303,369	£19,303,369	£19,303,369	£19,303,369	£19,303,369
10% Affordable Student Accommodation Scenario & 50% Conventional AH	£11,818,813	£113,386,286	£118,518,027	£113,337,186	£115,639,089	£18,364,302	£13,917,124
20% Affordable Student Accommodation Scenario & 50% Conventional AH	£14,445,028	£18,817,124	£19,103,484	£19,321,144	£23,144,650	£23,144,650	£23,144,650
30% Affordable Student Accommodation Scenario & 50% Conventional AH	£18,108,241	£20,981,436	£22,721,230	£22,862,226	£28,810,384	£28,810,384	£28,810,384
35% Affordable Student Accommodation Scenario & 50% Conventional AH	£20,103,204	£24,407,288	£25,411,080	£25,411,080	£29,454,664	£29,454,664	£29,454,664
40% Affordable Student Accommodation Scenario & 50% Conventional AH	£22,782,668	£26,227,117	£26,305,888	£26,481,888	£28,784,313	£28,784,313	£28,784,313
50% Affordable Student Accommodation Scenario & 50% Conventional AH	£26,481,488	£28,888,718	£29,000,426	£29,103,820	£29,822,890	£29,822,890	£29,822,890

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

£37,186,000

Tenure	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
100% Private Student Accommodation Scenario & 50% Conventional AH	£19,303,369	£19,303,369	£19,303,369	£19,303,369	£19,303,369	£19,303,369	£19,303,369
10% Affordable Student Accommodation Scenario & 50% Conventional AH	£3,367,945	£8,889,036	£7,620,797	£7,103,896	£7,437,898	£9,967,072	£11,034,011
20% Affordable Student Accommodation Scenario & 50% Conventional AH	£6,464,708	£10,472,686	£10,609,794	£10,504,814	£12,024,974	£13,474,407	£14,648,444
30% Affordable Student Accommodation Scenario & 50% Conventional AH	£10,639,011	£14,086,728	£14,224,000	£14,343,078	£16,447,410	£17,113,744	£18,139,081
35% Affordable Student Accommodation Scenario & 50% Conventional AH	£14,438,024	£18,103,028	£18,404,403	£18,464,867	£19,467,254	£19,633,103	£20,168,888
40% Affordable Student Accommodation Scenario & 50% Conventional AH	£18,287,436	£21,720,091	£21,801,558	£21,884,126	£21,887,383	£22,783,362	£22,783,362
50% Affordable Student Accommodation Scenario & 50% Conventional AH	£24,407,288	£27,103,091	£27,103,091	£27,103,091	£27,103,091	£27,103,091	£27,103,091

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

£40,420,000

Tenure	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
100% Private Student Accommodation Scenario & 50% Conventional AH	£19,303,369	£19,303,369	£19,303,369	£19,303,369	£19,303,369	£19,303,369	£19,303,369
10% Affordable Student Accommodation Scenario & 50% Conventional AH	£3,367,945	£8,889,036	£7,620,797	£7,103,896	£7,437,898	£9,967,072	£11,034,011
20% Affordable Student Accommodation Scenario & 50% Conventional AH	£6,464,708	£10,472,686	£10,609,794	£10,504,814	£12,024,974	£13,474,407	£14,648,444
30% Affordable Student Accommodation Scenario & 50% Conventional AH	£10,639,011	£14,086,728	£14,224,000	£14,343,078	£16,447,410	£17,113,744	£18,139,081
35% Affordable Student Accommodation Scenario & 50% Conventional AH	£14,438,024	£18,103,028	£18,404,403	£18,464,867	£19,467,254	£19,633,103	£20,168,888
40% Affordable Student Accommodation Scenario & 50% Conventional AH	£18,287,436	£21,720,091	£21,801,558	£21,884,126	£21,887,383	£22,783,362	£22,783,362
50% Affordable Student Accommodation Scenario & 50% Conventional AH	£24,407,288	£27,103,091	£27,103,091	£27,103,091	£27,103,091	£27,103,091	£27,103,091

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

£20,601,000

Tenure	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
100% Private Student Accommodation Scenario & 50% Conventional AH	£3,004,478	£4,378,772	£4,247,011	£4,127,831	£3,826,140	£1,400,735	£103,798
10% Affordable Student Accommodation Scenario & 50% Conventional AH	£4,361,265	£7,913,814	£660,053	£142,894	£244,866	£2,464,866	£2,464,866
20% Affordable Student Accommodation Scenario & 50% Conventional AH	£3,443,548	£5,973,124	£7,084,894	£6,999,999	£7,801,899	£8,803,187	£11,113,842
30% Affordable Student Accommodation Scenario & 50% Conventional AH	£1,497,197	£1,360,366	£1,673,146	£1,624,125	£1,716,295	£1,709,884	£1,716,295
35% Affordable Student Accommodation Scenario & 50% Conventional AH	£8,103,108	£12,388,188	£12,613,089	£12,643,847	£13,468,384	£13,473,073	£13,473,073
40% Affordable Student Accommodation Scenario & 50% Conventional AH	£10,784,578	£14,288,027	£14,302,708	£14,302,708	£14,706,223	£17,202,302	£18,482,898
50% Affordable Student Accommodation Scenario & 50% Conventional AH	£14,438,024	£18,103,028	£18,404,403	£18,464,867	£19,467,254	£19,633,103	£20,168,888

LB Camden
Local Plan Viability Testing 2025

C7 - Student Accommodation and 50% of Floorspace Conventional Affordable Housing		Value Area		Rest of Camden, Highgate and Hampstead (CIL Zones B & C)	
No Conventional Units	63	Sales value Inflation		Base	
Site Area	0.21 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR : CR and Sens test LAR : CR : PH	
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
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			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
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			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
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